

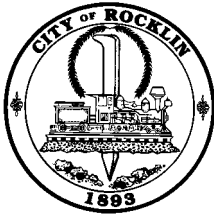
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## APPENDIX C

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## **COMMUNITY DEVELOPMENT DEPARTMENT CITY OF ROCKLIN**

3970 Rocklin Road  
Rocklin, CA 95677  
(916) 625-5160

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### **INITIAL STUDY OF ENVIRONMENTAL IMPACTS** (Vista Oaks Subdivision)

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#### **Project Names and Descriptions**

##### **Vista Oaks**

An application for discretionary entitlements to allow development of the following:

1. Approval of a Tentative Subdivision Map to divide 93.2 acres into 100 single family residential lots and 5 open space parcels;
2. Adoption of a General Plan Amendment to redesignate approximately 9.9 acres of land located on the north side of Secret Ravine Creek from R-C (Recreation/Conservation) to LDR (Low Density Residential), and the approximately 2 acres of RR (Rural Residential) land use designation located in the southeast corner of the property to LDR (Low Density Residential);
3. Adoption of a rezone of 9.9 acres from (OA) Open Area to PD 1.5 (Planned Development, 1.5 dwelling units per acre) for the area north of Secret Ravine Creek;
4. Adoption of a General Development Plan to establish zoning development standards and other criteria to govern physical development of the site;
5. Approval of a Tree Preservation Plan Permit to allow for the removal of impacted oak trees and to mitigate impacts; and
6. Approval of Grading Design Guidelines which identify specific grading criteria to be used during development of the site.

##### **Highlands Parcel A**

The Highlands Parcel A project requires the following entitlements:

1. Approval of a Tentative Subdivision Map to divide 30.14 acres; 7.27 acres would be divided into 20 single family residential lots (this figure includes public right-of-way), and the remaining 22.89 acres would be divided into 3 open space parcels;
2. Adoption of a General Development Plan to establish zoning development standards and other criteria to govern the physical development of the site;

3. Acquisition of an Oak Tree Preservation Permit to allow for removal of up to 173 oak trees and assessment of fees and the planting of replacement trees to mitigate impacts; and

## **Project Locations**

### **Vista Oaks**

The Vista Oaks project site is located in the southeast corner of the City of Rocklin. Vista Oaks consists of two parcels totaling approximately 93.2 vacant acres located southeast of and adjacent to Interstate 80, between the terminus of China Garden Road and the Highway 65 east bound off-ramp to eastbound I-80. The Vista Oaks project area includes a portion of Secret Ravine Creek and its 100-year floodplain. The Vista Oaks project site is within Section 20, Township 11 North and Range 7 East (see Attachment A).

Surrounding jurisdictions include Placer County to the north and northeast, the Town of Loomis to the east and northeast, and the City of Roseville to the south and southwest. Adjacent lands to the northeast within the City limits of Rocklin include the Rustic Hills area and the approved Highlands subdivision, along with the Granite Lakes Estates subdivision further to the northeast. Interstate 80 (I-80) is adjacent to the project site on the northwest side. Across I-80 is Rocklin's Woodside Community Planning Area. The Stoneridge Specific Plan area is located just south of the project site, inside of the Roseville City Limits. The City of Rocklin identifies the project site as Assessor's Parcel Number (APN) 046-010-007 and 046-020-003.

### **Highlands Parcel A**

The Highlands Parcel A project site is located in the southern region of the City of Rocklin. Interstate 80 (I-80) runs northwest/southeast in the vicinity and is located approximately 1,500 feet from the project site's northeast corner. The Vista Oaks subdivision is adjacent to the western boundary of the Highlands Parcel A site. In addition, the existing Rustic Hills Subdivision is immediately north of the site, the approved Granite Lakes Estates Subdivision borders the project site on the west, and the approved Highlands Residential Development borders the project site to the south. The Rocklin/Roseville City Limit line is situated immediately south of the Highlands site, and Secret Ravine Creek runs in an east-west direction in the northern portion of the Highlands Parcel A project site. The City of Rocklin identifies the project site as Assessor's Parcel Number (APN) 046-010-006.

## **Property Owners**

### **Vista Oaks**

Ronald Guntert

**Highlands Parcel A**

H.C. Elliott Homes

**Applicant**

**Vista Oaks and Highlands Parcel A**

Terrence Lowell & Associates  
Contact: Brad Shirhall  
1528 Eureka Road, Suite 100  
Roseville, CA 95661  
(916) 786-0685

**Rocklin Contact Person and Phone Number:**

Sherri Abbas – (916) 625-5160

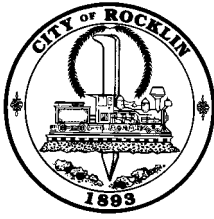
**Proposed Findings of Potentially Significant Effect**

I find that the proposed project WILL have a significant effect on the environment, and therefore an Environmental Impact Report will be prepared. The initial study supporting the finding stated above is attached and incorporated herein by reference.

**Date Circulated for Review:** \_\_\_\_\_

**Date Adopted:** \_\_\_\_\_

**Signature:** \_\_\_\_\_  
Sherri Abbas, Planning Services Manager



**COMMUNITY DEVELOPMENT DEPARTMENT  
CITY OF ROCKLIN**

3970 Rocklin Road  
Rocklin, CA 95677  
(916) 625-5160

**EXHIBIT 1**

**INITIAL STUDY AND ENVIRONMENTAL CHECKLIST**

**VISTA OAKS SUBDIVISION  
HIGHLANDS PARCEL A SUBDIVISION**

**ROCKLIN, CA**

**(APRIL 2006)**

**PREPARED BY:**

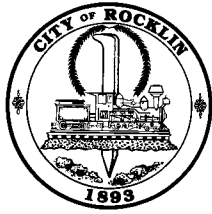
**Raney Planning & Management, Inc.**

**CONTACT:**

**Sherri Abbas (916) 625-5160**

**APPLICANT:**

**Terrance E. Lowell & Associates, Inc. (916) 786-0685**



**COMMUNITY DEVELOPMENT DEPARTMENT  
CITY OF ROCKLIN**

3970 Rocklin Road  
Rocklin, CA 95677  
(916) 632-4020

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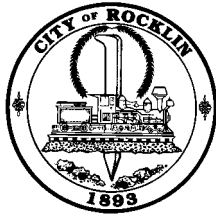
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## COMMUNITY DEVELOPMENT DEPARTMENT CITY OF ROCKLIN

3970 Rocklin Road  
Rocklin, CA 95677  
(916) 632-4020

### INTRODUCTION

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#### **Part 1: Project Summaries**

##### **Vista Oaks**

The project is a tentative subdivision map to divide 93.2 acres into 100 single-family residential lots and 5 open space parcels. Open space parcels A, B, and E are proposed to be dedicated to the City of Rocklin. Parcel E, which consists of approximately 1.5 acres, is located at the end of China Garden Road and is anticipated to be a future neighborhood park and trailhead. Parcel A, the largest open space parcel consisting of approximately 48 acres, is anticipated to be a future, predominantly passive park. A trail system would also be constructed along the south side of Secret Ravine Creek as part of the proposed project.

##### **Highlands Parcel A**

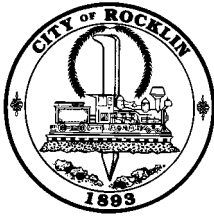
The Highlands Parcel a project includes a tentative subdivision map to divide 30.14± acres into 20 single-family residential lots and 3 open space parcels. The single-family lots would comprise 7.27 acres of the total project site area, while the open space parcels would comprise 22.89 acres of the site. Lot sizes of the single-family residential portion of the project site would range from 12,776 square feet (sq. ft.) to 24,898 sq. ft, with an average lot size of approximately 17,000 sq. ft. The proposed plan has been configured to preserve existing natural resources, archaeological sites, and valley elderberry longhorn beetle conservation areas located on the project site within proposed open space parcels A, B, and C. Open Space Parcel A would preserve 20.08 acres of vegetation and wetlands along the southern side of Secret Ravine Creek, which borders the project site to the north. Open Space Parcel C would preserve 0.7 acres and would be located opposite Open Space Parcel A across from proposed Monument Springs Drive (which would be constructed as part of the adjacent proposed Vista Oaks project). Open Space Parcel B would consist of 1.99 acres located in the southeast corner of the project site. Each open space parcel would be dedicated to and maintained by the City of Rocklin. The project would be served by an extension of Monument Springs Drive and future connections to Vista Oaks and Stoneridge Specific Plan Area within the City of Roseville. Roadways would consist of 1.44 acres in addition to a 14-foot wide paved public trail, which would connect to future off-site trails within Granite Lakes Estates and Vista Oaks. The trail would be located to the south of Secret Ravine Creek within Open Space Parcel A.

## **Part 2: Environmental Review of Projects**

### **Vista Oaks and Highlands Parcel A**

The attached Initial Study Checklist (Exhibit 2) concludes that substantial evidence exists that the proposed projects would have a significant effect upon the environment. Therefore, the appropriate environmental document is an Environmental Impact Report.





## COMMUNITY DEVELOPMENT DEPARTMENT CITY OF ROCKLIN

3970 Rocklin Road  
Rocklin, CA 95677  
(916) 632-4020

### **ENVIRONMENTAL REVIEW OF PRIVATE DEVELOPMENT PROJECTS**

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The California Environmental Quality Act (CEQA) (Public Resources Code §21000, et seq., California Code of Regulations §15000, et seq., Rocklin City Council Resolution No. 96-242) requires the City of Rocklin to conduct an assessment of the potential environmental impacts of a project over which it has discretionary approval authority, and to take that assessment into consideration before approving the project. Below is a brief review of the purpose and scope of the CEQA process, to enable the reader to understand how the environmental assessment is conducted, how prior environmental assessments are integrated into the process, how the public and other governmental agencies are involved in the process, and how the information obtained is used in reaching a decision on whether to approve, conditionally approve, or deny a project.

#### 1. The Initial Study (Guidelines §15063)

After a preliminary evaluation of a proposal to determine whether the proposal is a “project” within the meaning of CEQA and whether either a statutory or categorical exemption applies to take the project out of CEQA review, the environmental assessment begins with the preparation of the Initial Study. The Initial Study serves a number of purposes. The primary purpose of the Initial Study is to determine whether a Negative Declaration (ND) or an Environmental Impact Report (EIR) is needed for the project. In addition, however, the Initial Study also provides useful environmental information to the applicant allowing a project to be modified to avoid significant environmental effects before further processing, enabling the project to qualify for a Mitigated Negative Declaration (MND). The Initial Study also helps in preparing an EIR, if one is necessary, by focusing the environmental analysis on effects deemed significant, explaining why other effects are not deemed significant, and explaining whether or not and how prior NDs or EIRs may be used for the project, either as the environmental analysis for the project or by way of tiering or otherwise.

The Initial Study includes the following:

- a. A brief description of the project in its environmental setting;
- b. Identification of environmental effects by use of a checklist;
- c. A brief explanation of checklist entries;

- d. A discussion of mitigation measures, if any;
- e. An examination of project consistency with applicable land use controls.

The explanation of checklist entries will include a discussion and appropriate references to analyses in other EIRs which form the basis for evaluating the project.

When the City determines to prepare an Initial Study, it consults informally with all responsible agencies and trustee agencies to obtain their recommendations on the appropriate environmental review of the project.

If, based on the Initial Study, the City concludes that there is substantial evidence that any aspect of the project may cause a significant effect on the environment, an EIR will be required for the project. If, based on the Initial Study, the City concludes that there is no substantial evidence that the project may cause a significant effect on the environment, a ND will be prepared. In addition, the Initial Study may identify ways to modify a project to incorporate changes or mitigation measures that would avoid potentially significant impacts, therefore, qualifying the project for a MND and eliminating unnecessary EIRs.

- 2. The Negative Declaration and Mitigated Negative Declaration (Guidelines §§15070-15075; 15097; 15371).

If an Initial Study concludes that the proposed project will not have a significant effect on the environment, a document called a Negative Declaration (ND) is prepared. The ND includes a brief description of the project and its location, the proposed finding of no significant impact on the environment, and a copy of the Initial Study to document the reasons to support the findings. A notice of intent to adopt a negative declaration is then prepared and sent to responsible and trustee agencies, adjacent jurisdictions, and the County Clerk. The notice is also published in the Placer Herald and mailed to those who are otherwise on the list to receive notice of the project. This notice is given at least twenty days prior to hearing on the project to allow the agencies and the public an opportunity to review and comment on the proposed ND.

The Negative Declaration must be reviewed and considered by the body hearing the project prior to making a decision on the project. Adoption of a ND must be supported by the finding, based on the whole record (including the Initial Study and any comments received) that there is no substantial evidence that the project will have a significant effect on the environment and that the ND reflects the City's independent judgment and analysis.

If an Initial Study identifies potentially significant environmental effects of a project, but the project is revised to incorporate mitigation measures that will avoid the significant environmental effects before further processing, a document called a Mitigated Negative Declaration (MND) is prepared. The MND is the same as a ND, except it also includes a description of the mitigation measures included in the project. The MND is noticed, considered, and adopted in the same manner as a ND, except that when adopting a MND, the decision making body must also adopt a mitigation monitoring program to ensure that the mitigation measures applicable to the project are actually implemented.

After approving a project for which a ND or MND is adopted, the City files a document called a Notice of Determination with the County Clerk. The notice is also filed with the State Office of Planning and Research (OPR) if the project also requires a discretionary approval from a state agency.

3. The Environmental Impact Report (Guidelines §§15081-15097; 15105, 15132, 15143, 15151, 15201).

If the Initial Study identifies potentially significant environmental effects of the proposed project for which adequate mitigation is not incorporated into the project as with a MND, then an Environmental Impact Report (EIR) is prepared.

Once a decision to prepare an EIR is made, the City's current practice is to issue a request for proposals (RFP) to interested private consultants to prepare the EIR on the development project. Responses to the RFP are reviewed and evaluated by the staff, and a consultant is recommended to the City Council. The project applicant contracts with the City to pay the cost of the EIR consultant, but the City contracts with the consultant to prepare the EIR. The consultant is under contract with and reports to the City.

A Notice of Preparation (NOP) stating that an EIR will be prepared for the project is sent to each responsible agency and involved trustee and federal agencies. The NOP is intended to provide these agencies with enough information about the project to enable them to make a meaningful response, to ensure that the EIR contains the information and analyses each of these agencies will need to make its own determination on the project. These agencies must respond within thirty (30) days of receiving the NOP, stating, among other things, whether or not the agency will be a responsible or trustee agency and which environmental issues, alternatives, and mitigation measures it will need to have explored.

In addition to the NOP, the City may also consult directly with any person or organization it believes may be concerned with the project.

The City's consultant then undertakes to prepare a Draft EIR (DEIR) taking into consideration comments, if any, received from the responsible trustee and federal agencies and other persons or organizations consulted. Once the DEIR is finished and ready for release, the City issues a Notice of Completion (NOC) which is filed with OPR and the County Clerk and is publicly noticed. The NOC begins the formal comment period on the DEIR. During the comment period, the City will request comments from responsible and other involved governmental agencies and receives comments submitted from the public. The City may also conduct a noticed public hearing during the formal comment period to receive oral comments from the public, though this is not required by law.

At the end of the comment period, the City's consultant reviews and evaluates the comments received and prepares written responses. These written comments and responses, coupled with the DEIR, become the Final EIR (FEIR) for the project.

Prior to approving the project, the decision making body must determine that the EIR has been completed in compliance with CEQA, that the decision making body has reviewed and considered the information contained in the EIR, and that the EIR represents the body's independent judgment and analysis. The body must make specific findings relating to each impact and the mitigation measures and alternatives presented to address these impacts. If the project results in unmitigated significant impacts, CEQA requires the decision making body to balance the benefits of the project against the project's unavoidable environmental risks. If the decision-making body concludes that the benefits of the project outweigh the environmental risks, these adverse environmental effects are considered acceptable. In reaching this decision, the decision making body is required to state in writing the specific reasons to support the decision to approve the project: this statement is known as a "statement of overriding consideration."

The EIR is an informational document that does not require the body to approve or not approve a project; rather, it provides information that is taken into account in making the decision. The adequacy of an EIR is reviewed in light of what is needed to provide the decision-maker with information that enables it to make a decision which intelligently takes into account the environmental consequences of a project.

If the EIR is certified and the project is approved, the decision making body must also adopt a Mitigation Monitoring Plan which ensures that the mitigation measures approved with the project are carried out.

The City then files a Notice of Determination (NOD) with the County Clerk and, if state agencies are involved in approving the project, with OPR.

#### 4. Factors Considered in Preparing EIRs and NDs.

##### A. Degree of Specificity; Incorporation by Reference (Guidelines §§15146, 15150).

A number of factors play a role in shaping NDs and EIRs. As noted earlier, the Initial Study is used to identify which significant impacts are associated with the project and, therefore, can be the basis for focusing an EIR on those issues. Significant effects are discussed with emphasis in proportion to the severity of each and probability of occurrence. Impacts not implicated by a project need not be discussed. In addition, the degree of specificity in an EIR corresponds with the degree of specificity of the underlying project. The EIR on the City's General Plan, for example, focuses on the secondary effects of development expected to occur under the General Plan and is less specific than an EIR addressing site-specific effects of a particular development project. CEQA also encourages the incorporation by reference of other documents into an EIR, especially long, descriptive, or technical materials that provide general background information rather than direct analyses. This lessens the volume and complexity of EIRs and makes them easier to read.

##### B. Tiering (Guidelines §§15152, 15385; Pub. Res. Code §21093).

A concept related to incorporation by reference is the “tiering” principle. “Tiering” refers to covering general matter addressed in prior EIRs in subsequent more specific EIRs or NDs by incorporating by reference the general discussion and concentrating solely on the issues specific to the new EIR or ND. CEQA encourages tiering to eliminate repetitive discussions of the same issues, and allows for focusing in later EIRs and NDs on issues ripe for discussion at each level.

The City uses tiering to the greatest extent possible by relying on the General Plan EIR, the Southeast Rocklin Circulation Element EIR, the North Rocklin Circulation Element EIR, and the Rocklin Civic Center EIR as a starting point for analyzing the environmental effects of later, site-specific development projects. The analysis of these later projects, therefore, need not examine those effects which were addressed in the earlier EIRs and mitigated or avoided by adoption of the General Plan Goals and Policies, or which were examined at a sufficient level of detail in the earlier EIR to allow the effects to be avoided or mitigated as part of the project approval process. The later analysis can be limited to impacts which were not examined in the prior EIRs.

Tiering may be fully utilized only when the later project is consistent with the General Plan and zoning (unless rezoning maintains conformity with the General Plan). A project’s Initial Study will state whether and how tiering is to be used for that project. The Rocklin City Council has previously identified the following cumulative significant impacts as unavoidable consequences of urbanization, despite the implementation of mitigation measures, and has adopted a statement of overriding considerations for each:

(1). Air Quality:

Development in the South Placer region as a whole will contribute to regional air pollutant emissions, thereby delaying attainment of Federal and State air quality standards, regardless of development activity in the City of Rocklin and application of mitigation measures.

(2). Biological Resources (Vegetation and Wildlife):

Development in the City and the South Placer region as a whole will result in cumulative, long-term impacts on biological resources (vegetation and wildlife), due to the introduction of domestic landscaping, homes, paved surfaces, and the relatively constant presence of people and pets, all of which negatively impact vegetation and wildlife habitat.

(3). Visual Resources:

Viewsheds and vistas will be substantially altered as mixed urban development occurs on vacant land; new development also generates new sources of light and glare.

Where later projects are found to contribute to these significant cumulative impacts, these impacts are not further evaluated and are not treated as significant.

C. Projects Consistent with General Plan and Zoning (Guidelines §15183; Pub. Res. Code §21083.3).

Another special situation under CEQA applies to projects which are consistent with the development density established by an existing General Plan and zoning ordinance for which an EIR was certified. These projects do not require additional environmental review unless the Initial Study shows that there are environmental effects that 1) are peculiar to the project or its site; or 2) were not analyzed as significant effects in the prior EIR on the General Plan and zoning; or 3) substantial new evidence not previously available shows the environmental effects are more severe than previously thought.

Effects are not considered peculiar to a project if they are addressed and mitigated by uniformly applied development policies and standards previously adopted by the City to substantially mitigate that effect (unless new information show that the policy or standard will not mitigate the effect). Policies and standards have been adopted by the City to address and mitigate certain impacts of development that lend themselves to uniform mitigation measures. These include the Oak Tree Ordinance (Rocklin Municipal Code Chapter 17.77), the Flood Ordinance (Rocklin Municipal Code Chapter 15.16) and the Goals and Policies of the Rocklin General Plan. Where applicable, the Initial Study will state how these policies and standards apply to a project.

5. Other Considerations.

A. Subsequent Environmental Review (Guidelines §§15162-15164).

The ND or EIR is completed and certified before all or any portion of the project can be approved. Typically, the EIR is certified at the same time the project is heard, but it may be certified earlier. Where an EIR is certified for a project, but the project is approved at a later date or in phases, no further environmental analysis or approval is needed for the later approvals. However, an Initial Study would be prepared for the later phases to determine whether there are grounds to prepare a subsequent EIR or ND. A subsequent EIR and ND would be required where substantial changes are proposed in the project which would require major revisions of the previous EIR or ND due to new significant environmental effects or substantial increases in the severity of previously identified environmental effects' or substantial changes occur in the circumstances under which the project is undertaken which would require major revisions of the previous EIR or ND; or new information of substantial importance, which was not available earlier, show that the project would have one or more significant effects not discussed in the earlier EIR or ND, or previously examined significant effects will be more severe than previously thought; or new or different mitigation measures are available.

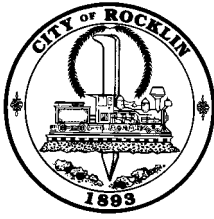
B. Re-circulation (Guidelines §§15073.5; 15088.5).

In some instances, an EIR or ND which has been subject to public review and comment may be required to be re-circulated. Re-circulation is required when the document has been substantially revised or when significant new information is added after public notice is given of the availability of the document, but before adoption or certification. Not all revisions or new information would require re-circulation; the revisions and/or new information must be such as to significantly impact the ability of the public to comment in a meaningful way on the environmental document and project.

C. Focus of Comments and Review (Guidelines §15204).

The City relies on the knowledge, experience and expertise of responsible agencies and the commenting public to help produce a ND or EIR that meets the overriding objective of CEQA to inform the decision-making body of the environmental effects of a proposed project and to identify alternatives and mitigation measures to reduce or avoid those impacts. To this end, comments should be specific. They should identify specific impacts, explain why the impact will occur, explain why it will be significant, and suggest specific alternatives or mitigation measures that would better avoid or mitigate the significant effect. A similar approach should be followed when the comment addresses an impact for which specific mitigation measures are proposed; that is, the commentor should explain specifically why the mitigation measure will be ineffective and/or how they may be made more effective.

Commentors should explain the basis of their comments, and submit the supporting factual basis, explain their assumption, or supply expert opinion.



## **COMMUNITY DEVELOPMENT DEPARTMENT CITY OF ROCKLIN**

3970 Rocklin Road  
Rocklin, CA 95677  
(916) 632-4020

### **EXHIBIT 2 INITIAL STUDY**

**(VISTA OAKS SUBDIVISION AND HIGHLANDS PARCEL A SUBDIVISION)**

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This Initial Study has been required and prepared by the City of Rocklin Community Development Department, Planning Division, 3970 Rocklin Road, Rocklin, California, 95677, (916) 625-5160, pursuant to the California Environmental Quality Act (CEQA). Any questions regarding this document shall be addressed to the City of Rocklin.

**Date:** April 2006

**Project Names:** Vista Oaks Subdivision and Highlands Parcel A Subdivision

#### **Project Locations:**

##### **Vista Oaks**

Vista Oaks is located in the southeast corner of the City of Rocklin. Vista Oaks consists of two parcels totaling approximately 93.2 vacant acres located southeast of and adjacent to Interstate 80 (I-80), between the terminus of China Garden Road and the Highway 65 east bound off-ramp to eastbound I-80. The project area includes a portion of Secret Ravine Creek and its 100-year floodplain. The project site is within Section 20, Township 11 North and Range 7 East (see Attachment A).

Surrounding jurisdictions include Placer County to the north and northeast, the Town of Loomis to the east and northeast, and the City of Roseville to the south and southwest. Adjacent lands to the northeast within the City limits of Rocklin include the Rustic Hills area and the approved Highlands subdivision, along with the Granite Lakes Estates subdivision further to the northeast. Interstate 80 (I-80) is adjacent to the project site on the northwest side. Across I-80 is Rocklin's Woodside Community Planning Area. Located just south of the project site is the Stoneridge Specific Plan area, inside of the Roseville City Limits. The City of Rocklin identifies the project site as Assessor's Parcel Number (APN) 046-010-007 and 046-020-003.

##### **Highlands Parcel A**

The Highlands Parcel A project site is located in the southwest region of the City of Rocklin (see Attachment A). I-80 runs northwest/southeast in the vicinity and is located approximately 1,500 feet from the project site's northeast corner. the proposed Vista Oaks residential subdivision IS



Adjacent to the project site's western border. The existing Rustic Hills development is a medium density, single-family residential subdivision that borders the project site to the north; the approved Highlands residential project is adjacent to the southern border of the project site; and the approved Granite Lakes residential subdivision is located adjacent to the project site's eastern boundary. The Rocklin/Roseville City Limit line is situated immediately south of the Highlands site. Secret Ravine Creek runs just south of the project site's northern border. The City of Rocklin identifies the project site as Assessor's Parcel Number (APN) 046-010-006.

**Owners' Names:**

**Vista Oaks**

Ronald Guntert

**Highlands Parcel A**

H.C. Elliott Homes

**Applicant's Name and Address:**

**Vista Oaks and Highlands Parcel A**

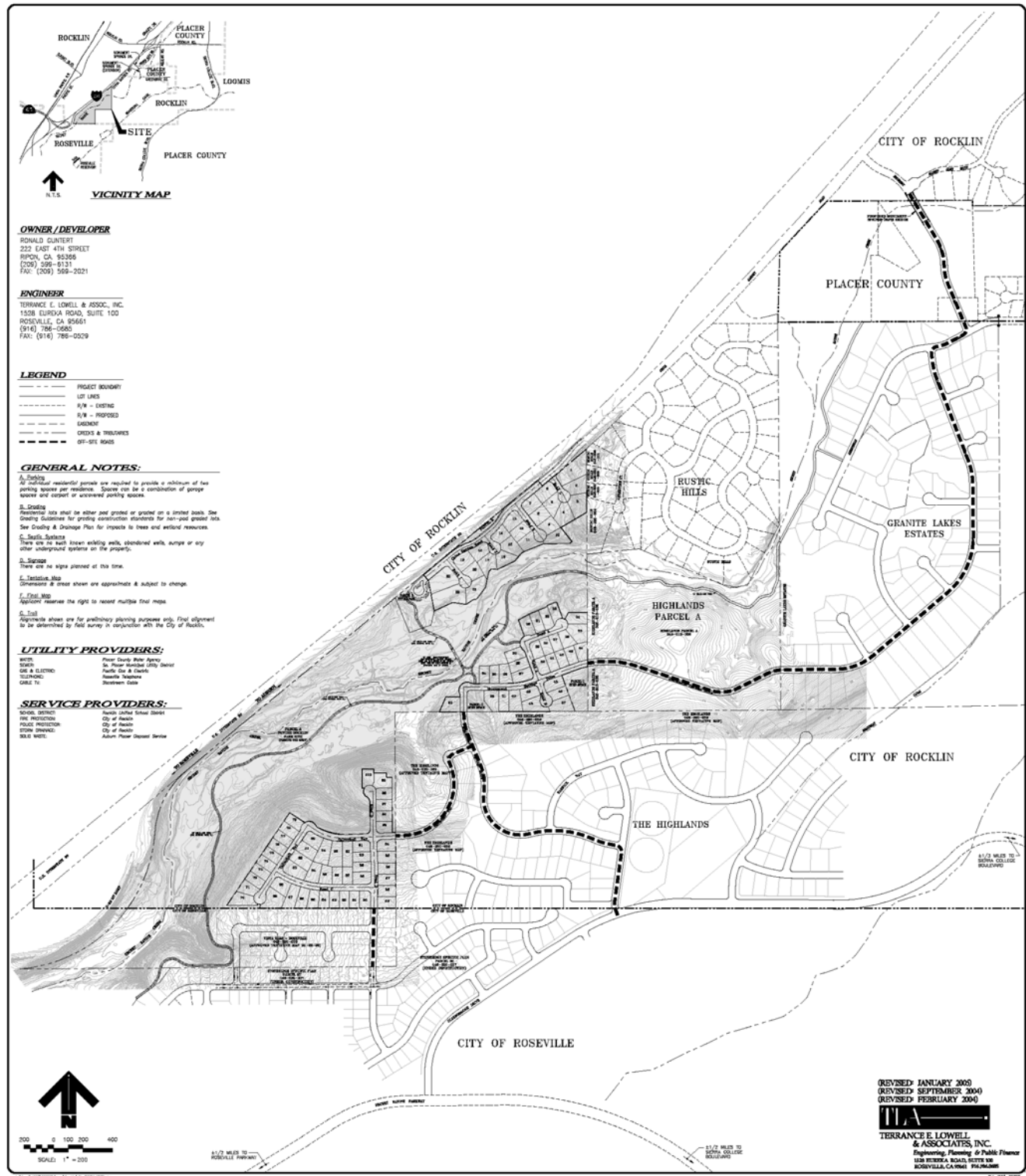
Terrance E. Lowell & Associates, Inc.  
Contact: Brad Shirhall  
1528 Eureka Road, Suite 100  
Roseville, CA 95661  
(916) 786-0685

**Rocklin Contact Person and Phone Number:**

Sherri Abbas – (916) 625-5160

# Attachment A

## Vista Oaks and Highlands Parcel A Project Locations



## **Project Descriptions:**

### ***Background Information***

#### **Vista Oaks**

The Vista Oaks property is currently within the City of Rocklin and is designated by the General Plan as Recreation Conservation (R-C), Rural Residential (RR), and Low Density Residential (LDR). The LDR and RR land use designations allow for the development of detached single-family dwellings, and the R-C designation provides for open space, conservation, parkways and recreation. The applicant is proposing to redesignate approximately 9.9 acres of land located on the north side of Secret Ravine Creek from Recreation Conservation (RC) to Low Density Residential (LDR). In addition, the applicant proposes to redesignate the Rural Residential (RR) area consisting of approximately 2.7 acres, located in the southeast corner of the property to Low Density Residential (LDR).

The project site is zoned Planned Development 1.5 (PD-1.5) and Open Area (OA) which allow for the development of 1.5 dwelling units per acre and recreational facilities or public uses, respectively. Within the R-C mentioned above, the applicant is proposing to rezone approximately 9.9 acres from OA to PD-1.5.

#### **Highlands Parcel A**

The Highlands Parcel A project involves the construction of 20 single family homes in an area designated Low Density Residential by the General Plan and zoned Planned Development (PD – 1.5). The project site consists of 30.14 acres; however, only 7.27 of the acres would include residential development (this figure includes public right-of-way).

### ***Project Components***

#### **Vista Oaks**

The Vista Oaks project is a tentative subdivision map to divide 93.2 acres into 100 single-family residential lots and 5 open space parcels. Open space parcels A, B, and E are proposed to be dedicated to the City of Rocklin. Parcel E, which consists of approximately 1.5 acres, is located at the end of China Garden Road and is anticipated to be a future neighborhood park and trailhead. Parcel A, the largest open space parcel consisting of approximately 48 acres, is anticipated to be a future predominantly passive park. A 14-foot wide bicycle/pedestrian trail is proposed to be located on the south side of Secret Ravine Creek. A 12-foot wide bicycle/pedestrian/emergency access bridge is planned to connect the trail to the future active park area. The majority of the trail is located within the 100-year floodplain. Off-site improvements associated with the project include a roadway connection across the Highlands Parcel A project site, connecting to the planned extension of Monument Springs Drive within the Granite Lakes Estates project.

The Vista Oaks site contains 1,989 oak trees 6-dbh or greater in size. An Oak Tree Preservation Plan Permit is requested to allow for the removal of approximately 443 trees within the Vista Oaks site; the arborist for the project has also recommended the removal of an additional 291 oak trees from the site due to structural or other defects.

The Vista Oaks project would also construct a 14-foot high sound wall that would be located adjacent to I-80 along the north side of China Garden Road extending slightly beyond the future active park site. The proposed color scheme for the sound wall is consistent with the existing sound wall to the north of the project site at the Rustic Hill subdivision.

The Vista Oaks project seeks the following entitlements:

- Approval of a Tentative Subdivision Map to divide 93.2 acres into 100 single family residential lots and 5 open space parcels;
- Adoption of a General Plan Amendment to redesignate approximately 9.9 acres of land located on the north side of Secret Ravine Creek from R-C (Recreation/Conservation) to LDR (Low Density Residential), and the existing RR (Rural Residential) land use designation located in the southeast corner of the property to LDR (Low Density Residential);
- Adoption of a rezone from (OA) Open Area to PD 1.5 (Planned Development, 1.5 dwelling units per acre) for the area north of Secret Ravine Creek; and
- Adoption of a General Development Plan to establish zoning development standards and other criteria to govern physical development of the site.
- Approval of a Tree Preservation Plan Permit to allow for the removal of 443 impacted oak trees and to mitigate impacts.
- Approval of Grading Design Guidelines which identify specific grading criteria to be used during development of the site.

## **Highlands Parcel A**

The Highlands Parcel A project includes a Tentative Subdivision Map to divide 30.14 acres into 20 single-family residential lots and 3 open space parcels. The single-family lots would comprise 7.27 acres of the total project site area, while the open space parcels would comprise 22.89 acres of the site. Lot sizes of the single-family residential portion of the project site would range from 12,776 sq. ft. to 24,898 sq. ft, with an average lot size of approximately 17,000 sq. ft. The proposed plan has been configured to preserve existing natural resources, archaeological sites, and Valley elderberry longhorn beetle conservation areas located on the project site, within proposed open space parcels A, B, and C. Open Space Parcel A would preserve 20.08 acres of vegetation and wetlands along the southern side of Secret Ravine Creek, which borders the project area to the north. Open Space Parcel C would preserve 0.7 acres and would be located opposite Open Space Parcel A across from proposed Monument Springs Drive (which would be constructed as part of the adjacent proposed Vista Oaks project). Open Space Parcel B would consist of 1.99 acres located in the southeast corner of the project site. Each open space parcel would be dedicated to, and maintained by the City of Rocklin. The project would be served by an extension of Monument Springs Drive and future connections to Vista Oaks and Stoneridge Specific Plan Area within the City of Roseville. Roadways would consist of 1.58 acres, in

addition to a 14-foot wide paved public trail, which would connect to future off-site trails within Granite Lakes Estates and Vista Oaks. The trail would be located south of Secret Ravine Creek within Open Space Parcel A. Trail grading would take place on 0.71 acres, and pad grading would take place on 6.5 acres. The project arborist has identified 914 oak trees 6-dbh or greater in size are located on the Highlands Parcel A project site. An Oak Tree Preservation Plan Permit is requested to allow for the removal of approximately 173 trees within Highlands Parcel A; additionally, the arborist has recommended the removal of 35 oak trees.

The Highlands Parcel A project requires the following entitlements:

- Approval of a Tentative Subdivision Map to divide 30.14 acres; 7.27 acres would be divided into 20 single family residential lots and the remaining 22.89 acres would be divided into 3 open space parcels;
- Adoption of a General Development Plan to establish zoning development standards and other criteria to govern the physical development of the site;
- Acquisition of an Oak Tree Preservation Permit to allow for removal of up to 173 oak trees and assessment of fees and the planting of replacement trees to mitigate impacts.

#### **General Plan Designations:**

##### **Vista Oaks**

Existing City of Rocklin General Plan Designation:	Recreation/Conservation (R-C) Rural Residential (RR) Low Density Residential (LDR)
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##### **Highlands Parcel A**

Existing City of Rocklin General Plan Designation:	Low Density Residential (LDR)
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#### **Zoning Designations:**

##### **Vista Oaks**

Existing City of Rocklin Zoning:	Planned Development 1.5 (PD 1.5) Open Area (OA)
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##### **Highlands Parcel A**

Existing City of Rocklin Zoning:	Planned Development 1.5 (PD-1.5)
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## **Surrounding Land Uses and Setting:**

### **Vista Oaks**

Surrounding lands to the northeast within the City limits of Rocklin include the Rustic Hills area and the approved Highlands subdivision, along with the Granite Lakes Estates subdivision further to the northeast. The proposed Highlands Parcel A is located adjacent to the eastern boundary of the Vista Oaks project site. Interstate 80 (I-80) is adjacent to the project site on the northwest side. Across I-80 is Rocklin's Woodside Community Planning Area. Located just south of the project site is the Stoneridge Specific Plan area, which is within the Roseville City Limits.

### **Highlands Parcel A**

I-80 runs northwest/southeast in the vicinity and is located approximately 1,500 feet from the project site's northeast corner. The existing Rustic Hills development is a medium density, single-family residential subdivision that borders the project site to the north. Adjacent to the project site's western border is the proposed Vista Oaks residential subdivision. The approved Highlands residential project will be constructed adjacent to the southern border of the project site and will be developed at a density of 1.4 du/ac. The approved Granite Lakes residential subdivision is located adjacent to the project site's eastern boundary and will be developed at a density of 2.62 du/ac within the residential portion of the project site and 1.49 across the entire site (including the Open Space areas). The Rocklin/Roseville City Limit line exists immediately south of the Highlands site. Secret Ravine Creek runs just south of the project site's northern border.

## **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input checked="" type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Geology/Soils
<input type="checkbox"/> Hazards & Hazardous Materials	<input checked="" type="checkbox"/> Hydrology/Water Quality	<input checked="" type="checkbox"/> Land Use/Planning
<input type="checkbox"/> Mineral Resources	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Population/Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input checked="" type="checkbox"/> Transportation/Traffic
<input checked="" type="checkbox"/> Utilities/Service Systems	<input checked="" type="checkbox"/> Mandatory Findings of Significance	

## **DETERMINATION:** (Completed by the Lead Agency, City of Rocklin)

On the basis of this initial study:

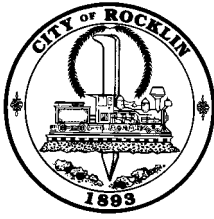
- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ✕ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on the attached Environmental Checklist. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

Sherri Abbas, Planning Services Manager  
(Printed Name)



**COMMUNITY DEVELOPMENT DEPARTMENT  
CITY OF ROCKLIN**

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Rocklin, CA 95677  
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**INITIAL STUDY – ENVIRONMENTAL CHECKLIST  
(VISTA OAKS SUBDIVISION AND HIGHLANDS PARCEL A SUBDIVISION)**

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**EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 1) A brief explanation is provided for all answers except “No Impact” answers that are adequately supported by the information sources cited in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) If a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less-than-significant with mitigation, or less-than-significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant.
- 4) Answers of “Less-than-Significant with Mitigation Incorporated” describe the mitigation measures and briefly explain how they reduce the effect to a less-than-significant level. Mitigation measures and supporting explanation from earlier EIRs or Negative Declaration may be cross-referenced and incorporated by reference.
- 5) Earlier analyses may be used where an effect has been adequately analyzed in an earlier EIR or negative declaration, and the City intends to use tiering. In this case, a brief discussion will identify the following:
  - a) Which effects are within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and whether such effects are addressed by mitigation measures based on the earlier analysis; and



- b) For effects that are “Less-than-Significant with Mitigation Measures Incorporated,” the mitigation measures which are incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

All prior EIRs and Negative Declarations and certifying resolutions are available for review at the Rocklin Community Development Department.

**NOTE: All discussions in this document incorporate both Vista Oaks and Highlands Parcel A unless otherwise noted.**

<b>I. AESTHETICS</b>	<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a)	Have a substantial adverse effect on a scenic vista?	✗		<b>6</b>	
b)	Substantially degrade the existing visual character or quality of the site and its surroundings?	✗		<b>6</b>	
c)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.			<b>6</b>	✗
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	✗		<b>6</b>	

## **DISCUSSION OF DETERMINATION:**

### **Project Impacts:**

- a-b. The proposed projects could have a substantial adverse effect on a scenic vista, could substantially degrade the existing visual character or quality of the site and its surroundings.
- c. The proposed project is not located near a state scenic highway; therefore, impacts to trees, rock outcroppings, and historic buildings within a state scenic highway will not occur.
- d. The proposed projects would create new sources of light and glare which could potentially adversely affect day and nighttime views in the area.

### **Prior Environmental Analysis:**

The Rocklin General Plan Update EIR analyzed the impacts of residential development, as contemplated by the General Plan, on the viewsheds and vistas within the City of Rocklin, as well as the introduction of new sources of light and glare. Mitigation measures to address these impacts are incorporated into the General Plan in the Land Use Element and the Open Space, Conservation, and Recreation Elements, and include policies that encourage the use of design standards for unique areas and the protection of natural resources, including hilltops, waterways, geologically unique areas, oak trees, and open space, from the encroachment of incompatible land use.

The General Plan EIR concluded that, despite these goals and policies, visual resources will be significantly impacted by development under the General Plan and cannot be reduced to a less-than-significant level. A statement of overriding consideration was adopted by the Rocklin City Council in recognition of this cumulative impact. Although development of the project site will occur in a manner mostly consistent with that contemplated in the General Plan, this future urban development would contribute to this significant impact on visual resources.

### **Mitigation Measures from Prior Environmental Analysis:**

The mitigation measures for aesthetic/visual impacts incorporated as Goals and Policies in the General Plan will be applied to the Project in the course of processing to ensure consistency with the General Plan.

### **Conclusion:**

Both the Vista Oaks and Highlands Parcel A project sites are currently undeveloped. The sites consist of rolling hills, rock outcroppings, numerous oak trees, native grasses, and are traversed by Secret Ravine Creek. The residential development and related infrastructure associated with the projects would directly impact aesthetic and visual resources in the area, including removal of up to 968 oak trees (760 removals for Vista Oaks and 208 oak trees for Highlands Parcel A) when tree removals proposed as part of the development and arborist-recommended tree removals are added (arborist-recommended removals would not be implemented without the development of the proposed projects). Compliance with the City's tree ordinance would reduce these impacts; however, the impacts would remain potentially significant and will be analyzed in the EIR.

### **Significance:**

#### **Vista Oaks and Highlands Parcel A**

- a,b,d. As indicated above, impacts related to aesthetics are considered potentially significant. Chapter 4.3 of the Environmental Impact Report will determine the significance of the impact and whether sufficient mitigation measures exist to reduce the magnitude of the impact to a less-than-significant level, or if the impact will remain significant and unavoidable.
- c. As stated above, the proposed project is not located near a state scenic highway; therefore, no impact to trees, rock outcroppings, and historic buildings within a state scenic highway will occur.

<b>II.</b>	<b>AGRICULTURAL RESOURCES</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
	<b>Would the project:</b>				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				<b>×6</b>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?				<b>×6</b>
c)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				<b>×6</b>

## DISCUSSION OF DETERMINATION:

### Project Impacts:

- a. The proposed projects would have no impact to Prime Farmland.
- b. The proposed projects would have no impact to land with existing zoning for agricultural use or under Williamson Act contract.
- c. The proposed projects would not involve changes that could result in the conversion of farmland to non-agricultural use.

### Conclusion:

The Placer County Important Farmland Map (1998) does not identify either project site as Prime Farmland, although the Vista Oaks project site is identified as Grazing Land. Therefore, development of the proposed project would not result in the loss of Prime Farmland. Neither project site is currently zoned for agriculture and therefore the projects would not conflict with agricultural zoning. In addition, the properties are not currently used for agricultural production and are not under a Williamson Act contract.

### Significance:

- a-c. No impact.

III. AIR QUALITY	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plan?	✗			<b>6</b>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	✗			<b>6</b>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	✗			<b>6</b>
d) Expose sensitive receptors to substantial pollutant concentrations?	✗			<b>6</b>
e) Create objectionable odors affecting a substantial number of people?				<b>✗6</b>

## **DISCUSSION OF DETERMINATION:**

### **Project Impacts:**

- a,b. Approval of the proposed projects could potentially conflict with the applicable air quality plan or violate an air quality standard.
- c,d. Approval of the proposed projects could potentially result in a cumulatively considerable net increase of pollutants or expose sensitive receptors to substantial pollutant concentrations.
- e. The approval of the proposed projects would not create objectionable odors.

### **Prior Environmental Analysis:**

The US Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established air quality standards, referred to as the National Ambient Air Quality Standards (NAAQS) and the State Ambient Air Quality Standards (SAAQS) respectively. The federal Clean Air Act and State Clean Air Act both require that areas in violation of the ambient air quality standards adopt strategies to attain these standards. The Placer County Air Pollution Control District (APCD) has primary responsibility for planning and maintenance and/or attainment of air quality standards within Placer County. California is divided into 14 air basins for the purpose of monitoring air quality. Placer County is included in the Sacramento Valley Air Basin (SVAB). Areas may be classified as attainment, non-attainment, or unclassified with regard to the adopted standards. The unclassified designation is assigned in cases where monitoring data is insufficient to make a definitive determination.

The EIRs for the Rocklin General Plan, the Southeast Rocklin Circulation Element Area Plan, and the North Rocklin Circulation Element all addressed the direct and cumulative impacts of development under the General Plan on air quality in the region. These studies concluded that 1) development under the General Plan is consistent with and will not obstruct implementation of the Placer County Air Pollution Control District Attainment Plan; 2) the primary direct air quality impact is carbon monoxide emissions from additional automobile traffic and construction activity; 3) another direct impact associated with construction activity is particulate matter resulting from earthmoving and hauling; and 4) development would also result in long-term, cumulative air quality impacts which are significant and unavoidable.

Findings of overriding significance were adopted for the unmitigable and unavoidable significant cumulative air quality impacts of buildout of the General Plan. However, issues related to air quality continue to be a concern and may require further discussion. The Air Pollution Control District has indicated that Placer County and therefore the City of Rocklin is classified as a “severe” non-attainment area for federal ozone standards, and a non-attainment area for State ozone and Particulate Matter standards. In addition, the district has offered several new or revised mitigation measures that may be incorporated into the project plans.

### **Mitigation Measures from Prior Environmental Analysis:**

The mitigation measures for air quality impacts incorporated as Goals and Policies in the General Plan or as provisions in the City's Improvement Standards and Standard Specifications will be applied to the proposed projects in the course of processing to ensure consistency with the General Plan and compliance with City rules and regulations.

### **Conclusion:**

Sensitive receptors in the vicinity of a project site typically include residential areas, schools, and parks. The Rustic Hills residential area is located north and northeast of the project sites and the approved but not yet constructed Granite Lakes Estates residential area is located to the east. Construction activities, including grading, would generate a variety of pollutants that could impact nearby sensitive receptors, the most significant of which would be dust (PM<sub>10</sub>). This could potentially exacerbate the existing PM<sub>10</sub> non-attainment condition if not mitigated. Construction equipment would produce short-term combustion emissions, and asphalt materials used for streets and future driveways would produce pollutants during curing.

In the long-term, vehicle trips to and from the project sites would generate Carbon Monoxide and ozone precursor emissions. The projects would also contribute to the non-attainment status of the local air basin.

Development of the proposed projects is anticipated to have a potentially significant effect on the air quality in the City of Rocklin, Placer County, and the region. Although issues related to air quality were assessed in the General Plan EIR, it has been determined that an updated discussion regarding the air quality effects of the proposed project would be required.

Residential projects typically do not involve any process or activity that would generate an objectionable odor. The proposed projects would not be anticipated to result in the creation of objectionable odors.

### **Significance:**

- a-d. As indicated above, impacts related to air quality are considered potentially significant. Chapter 4.8 of the Environmental Impact Report will determine the level of significance and whether sufficient mitigation measures exist to reduce the magnitude of the impact to a less-than-significant level, or if the impact will remain significant and unavoidable.
- e. No impact.

<b>IV. BIOLOGICAL RESOURCES</b> <b>Would the project:</b>		<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<b>×</b>		<b>6</b>	
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<b>×</b>		<b>6</b>	
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<b>×</b>		<b>6</b>	
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<b>×</b>		<b>6</b>	
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<b>×</b>		<b>6</b>	
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				<b>6×</b>

## **DISCUSSION OF DETERMINATION:**

### **Project Impacts:**

- a. Because the potential for the occurrence of special status species exists on the project sites, the development of the project sites would have a potentially significant impact on biological resources.
- b-d. Secret Ravine Creek traverses the project area. The creek includes riparian habitat that is important to the survival of many species including special status species. The development of the projects would have a potentially significant impact on the riparian habitat along Secret Ravine Creek.
- e. The construction of the proposed projects would result in the removal of trees, resulting in a potentially significant impact.

- f. The approval of the proposed projects would not conflict with the provisions of an adopted Habitat Conservation Plan.

### **Prior Environmental Analysis:**

The Rocklin General Plan Update EIR addressed the impacts of development under the General Plan on the biological resources of the City. The General Plan Update EIR concluded that development of natural areas could cause degradation or loss of important wildlife habitats and uncommon plant communities, including wetlands, riparian areas, and annual grasslands, oak trees, and oak woodlands. In addition, development could cause the reduction in the numbers of special-status plant and wildlife species and populations.

The Rocklin General Plan Update EIR identified mitigation measures, which the City has adopted, to reduce the impacts on biological resources to less-than-significant levels. The mitigation measures are incorporated into the General Plan Open Space Conservation and Recreation Element as Goals and Policies and elements of the Open Space/Conservation Action Plan and are adopted in the Rocklin Oak Tree Preservation Ordinance (RMC Chapter 17.77.). The mitigation measures include use of conservation easements, buffers, and setbacks to protect hilltops, open space areas, parks, and natural resource areas; protection of wetlands (including vernal pools) and riparian areas through avoidance, when feasible, and excluding building pads and usable yard areas from buffer areas. Specific and more detailed policies apply to the Southeast Rocklin areas in recognition of the riparian and oak woodland resources special to that area.

### **Mitigation Measures from Prior Environmental Analysis:**

The mitigation measures for biological resources incorporated as Goals and Policies in the Rocklin General Plan and in the Rocklin Oak Tree Preservation Ordinance will be applied to the projects in the course of processing the application to ensure consistency with the General Plan and compliance with City ordinances.

### **Conclusion:**

#### **Vista Oaks**

The City of Rocklin General Plan Update EIR identifies that the area contains a variety of natural and altered habitats supporting a diverse assemblage of plant and wildlife species. The Secret Ravine Creek crosses through the Vista Oaks project site from the southwest to the northeast, roughly paralleling I-80. The Rocklin General Plan Update EIR indicates the creek is among the most biologically important areas in the Rocklin area.

The area along Secret Ravine Creek is a well-developed riparian woodland and scrub habitat. The dominant vegetation along the creek includes Fremont's cottonwood (*Populus fremontii* sp. *fremontii*), narrow-leaved willow (*Salix exigua*), Himalayan blackberry, California buckeye, coyote brush, black locust, black willow (*Salix gooddingii*), arroyo willows (*Salix lasioplepis*), Pacific willow (*Salix lasianda*), curly dock, valley oaks, blue gum, and rose.



The riparian community provides food and water migration and dispersal corridors, nesting, and thermal cover for a variety of wildlife species. A higher density of birds and mammals are expected in this habitat than any other occurring cover type onsite. Typical riparian species include wood duck (*Aix sponsa*), red-shouldered hawk (*Buteo lineatus*), belted kingfisher (*Ceryle alcyon*), black phoebe (*Sayornis nigricans*), beaver (*Castor canadensis*), and raccoon (*Procyon lotor*).

Secret Ravine Creek also supports both cold-water and warm-water fish species, such as fall-run Chinook salmon and Steelhead Rainbow Trout, sunfish, minnows, and Sacramento sucker. The fall-run Chinook salmon are considered a “candidate” species for future listing under the federal Endangered Species Act (ESA), being currently listed as a California Species of Special Concern. The Steelhead Rainbow Trout is listed as ‘threatened’ under the federal ESA and is a California Species of Special Concern. The project site is a migration corridor for salmon and/or steelhead.

According to the Arborist Report, the Vista Oaks project site contains 1,989 oak trees 6-dbh or greater in size. According to Sierra Nevada Arborists’ report of July 1, 2003, the project could result in the removal of 734 trees within the Vista Oaks project site based on removals proposed for construction (443) and removals recommended by the arborist (291). The City of Rocklin has an Oak Tree Removal Ordinance which requires a developer to obtain a permit for each oak tree larger than 6 inches in diameter removed.

The project site is not within a Habitat Conservation Plan or Natural Community Conservation Plan identified in the City of Rocklin General Plan or General Plan Update EIR.

The proposed project could result in adverse impacts to special status species, their associated habitat, and/or existing trees. The construction and development of the tentative map applications are anticipated to have a potentially significant effect on biological resources.

### **Highlands Parcel A**

The following discussion is based on a Biological Assessment of the project site prepared by ECORP in July 2002, as well as a Peer Analysis, performed by Foothill Associates in September 2003, of the July 2002 ECORP Report. The Foothill Associates Peer Analysis also included pertinent species information from a Biological Assessment for the adjacent Vista Oaks project (H.T. Harvey Associates, 2003).

The Highlands Parcel A project site contains annual grassland, oak woodland, seasonal wetland, seeps, intermittent drainages, and riparian and scrub habitat that is well developed occurs along Secret Ravine, which meanders through a sandy silty floodplain. Immediately upstream of the project site the creek is more confined to an incised, boulder-lined channel. The riparian corridor provides food, water migration and dispersal corridors, escape, nesting and thermal cover. A higher density of birds and mammals would be expected to occur in this habitat as opposed to others on site.

The potential for VELB to occur on the site exists because elderberry shrubs, which are the exclusive host plant of the VELB, are located on-site. The proposed plan has been configured to preserve existing natural resources, including three valley elderberry longhorn beetle conservation areas within proposed open space parcels A, B, and C. Open Space Parcel A would preserve 20.08 acres of vegetation and wetlands along the southern side of Secret Ravine Creek. Open Space Parcel A includes a 3.4-acre VELB Mitigation Area that is part of the Highlands project. Open Space Parcel B is located in the southeastern corner of the site. Open Space Parcel C would preserve 0.7 acres and would be located at the southwestern corner of the site. Elderberry shrubs also are located within 20 to 100 feet of proposed construction activities, including building pads, the road alignment and trail alignment. Because the proposed project would likely involve the removal of elderberry shrubs, would require construction activities within 100 feet of elderberry shrubs, and may affect shrubs within the VELB conservation area, the project could result in adverse impacts regarding VELB.

Steelhead rainbow trout and chinook salmon are seasonally present in Secret Ravine Creek. However, neither species is expected to spawn in the reaches of the watershed on site. Therefore, although these two species are expected to occur in the project area during movement along the creek, they are not expected to spawn in the immediate impact area. Construction of the proposed trail would not result in fill within Secret Ravine Creek. Therefore, the proposed project is expected to result in less-than-significant impacts regarding the loss of individual steelhead or Chinook salmon or the loss of spawning habitat.

The potential for raptor species to occur on the site exists because of the occurrence of large trees on-site.

Sierra Nevada Arborists identified 914 oak trees 6-dbh or greater in size are located on the Highlands Parcel A project site. An Oak Tree Preservation Plan Permit is requested to allow for the removal of approximately 173 trees within Highlands Parcel A; additionally, the arborist has recommended the removal of 35 oak trees.

Sensitive habitats on the project site include potential jurisdictional waters of the U.S., which include the intermittent drainage and the section of Secret Ravine Creek and other waters of the U.S. including the seeps and seasonal wetlands. The Highlands Parcel A project would impact 12.9 percent of the wetlands (0.18 acres out of 1.37 acres). In addition, the riparian vegetation associated with Secret Ravine and the upland oak trees on the site are considered sensitive resources due to specific local protection policies, and the project would disturb 3.6 percent of the riparian areas (0.13 acres out of 3.45 acres of riparian area). The section of Secret Ravine on the site is also part of a local common wildlife corridor, which is subject to review under CEQA. Jurisdictional waters on the site that are anticipated to be impacted by the proposed project include at least two seeps and a small section of the intermittent drainage areas, neither of which have been formally verified by the Corps. The proposed project would therefore require a Clean Water Act section 404 permit, as well as a Clean Water Act section 401 permit water quality certification, from the Regional Water Quality Control Board. In addition, construction within the 100-year flood plain would require a Lake or Streambed Alteration Agreement from the California Department of Fish and Game (CDFG) if such construction requires removal of riparian vegetation or work within the bed and/or bank of the creek or its tributaries.

In conclusion, the proposed project could result in adverse effects regarding VELB, raptors, and oak trees, wetlands, and riparian areas. Therefore, the proposed project would have a potentially significant impact to sensitive wildlife species.

**Significance:**

- a-e. As indicated above, impacts related to biological resources are considered potentially significant. Chapter 4.6 of the Environmental Impact Report will determine the projects' impact and whether sufficient mitigation measures exist to reduce the magnitude of the impact to a less-than-significant level, or if the impact will remain significant and unavoidable.
- f. No impact.

<b>V. CULTURAL RESOURCES</b>		Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?		✗			<b>6</b>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?		✗			<b>6</b>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✗			<b>6</b>
d) Disturb any human remains, including those interred outside of formal cemeteries?		✗			<b>6</b>

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

- a.b. The proposed projects could have a potentially significant impact on historical or archaeological resources.
- c. Approval of the proposed projects could have a potentially significant impact to a unique paleontological resource or unique geologic feature.
- d. Approval of the proposed projects could have potentially significant impact to human remains.

**Prior Environmental Analysis:**

The EIRs for the Rocklin General Plan, the Southeast Rocklin Circulation Element, and the North Rocklin Circulation Element all addressed the impacts of development on cultural/archaeological resources in the City. These studies concluded that development under

the General Plan could demolish or alter historically significant buildings or disturb sites and/or buried resources by physically damaging them or increasing the opportunity for vandalism by increasing access to them.

The prior EIRs identified and the City has adopted mitigation measures that would reduce these potential impacts to a less-than-significant level. The mitigation measures include a discussion identifying historically significant structures and sites in the General Plan, as well as Goals and Policies encouraging the observation of these structures and sites and requiring proper handling of resources discovered during the course of construction. Specific and more detailed policies apply to the Southeast Rocklin Area in recognition of the development impact potential special to that area.

### **Mitigation Measures from Prior Environmental Analysis:**

Historically significant structures and sites as well as the potential for the discovery of unknown archaeological or paleontological resources as a result of development activities are discussed in the Rocklin General Plan. Policies and mitigation measures have been included in the General Plan to encourage the preservation of historically significant known and unknown areas (Open Space, Conservation and Recreation Element, Policy 3). All development projects that include known archaeological sites would be subject to an archaeological easement or other appropriate measures to preserve the site. When unknown archaeological or paleontological resources are discovered during the course of construction, the City will require the developer to stop work immediately around the site and to notify the City of Rocklin and appropriate federal, state, and local agencies (Open Space, Conservation, and Recreation Element Action Plan, #16).

The mitigation measures for cultural resources incorporated as Goals and Policies in the Rocklin General Plan will be applied to the projects in the course of processing the application to ensure consistency with the General Plan.

### **Conclusion:**

#### **Vista Oaks**

The Rocklin General Plan Update EIR indicated that possible Maidu Indian village and burial sites, middens, stone mortars and pestles, and other stone tool fragments are located within the City limits, but the EIR did not identify specific locations for the historical sites. Construction activities for the proposed project include excavation in conjunction with new construction and placement of underground utilities which could disrupt, damage, or completely destroy buried items of archaeological significance. Likewise, new structures could be placed unknowingly over buried archaeological features, thus making discovery, identification, and ultimate preservation unlikely.

#### **Highlands Parcel A**

Three known cultural resource sites currently exist on the Highlands Parcel A project site: CA-PLA-515/H (PLA-515), Highlands Site #2, and AF-31-67H. CA-PLA-515/H is composed of a

number of discrete areas of prehistoric use and a few areas of historic use (placer mining). Portions of PLA-515 have been tested for significance. The trail appears to cross PLA-515 outside the portions of the resource that have been deemed significant (Windmiller 2002a). Portions of PLA-515 extend into the proposed Vista Oaks project area. Within the Vista Oaks project area, the site appears to be eligible for the National Register of Historic Places (NRHP) (Windmiller 2002b) and the California Register of Historical Resources (CRHR). Therefore, the portion of PLA-515 in the project area should be considered eligible for the NRHP and the CRHR.

Because three culturally significant resources exist on the Highlands Parcel A project site that are considered eligible for listing, the proposed project could result in potentially significant impacts to known cultural resources. In addition, currently undiscovered buried prehistoric sites could exist in the area. Due to alluviation, land leveling and re-channelization of drainageways, these sites may have been obscured or capped-off, leaving no surface evidence. Therefore, during construction and excavation activities, unidentified archaeological resources may be uncovered resulting in a potentially significant impact. Previously undiscovered human remains may also be uncovered during construction excavation activities, which would also constitute a potentially significant impact.

### **Significance:**

- a-d. As indicated above, impacts related to cultural resources are considered potentially significant. Chapter 4.10 of the Environmental Impact Report will assess and determine the level of significance of the proposed projects and whether sufficient mitigation measures exist to reduce the magnitude of the impact to a less-than-significant level, or if the impact will remain significant and unavoidable.

<b>VI. GEOLOGY AND SOILS</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zone Map issued by the state Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<b>×</b>			<b>6</b>
ii) Strong seismic ground shaking?	<b>×</b>			<b>6</b>
iii) Seismic-related ground failure, including liquefaction?	<b>×</b>			<b>6</b>
iv) Landslides?	<b>×</b>			<b>6</b>
b) Result in substantial soil erosion or the loss of topsoil?	<b>×</b>			<b>6</b>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<b>×</b>			<b>6</b>

<b>VI. GEOLOGY AND SOILS</b>	<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<b>×</b>			<b>6</b>
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				<b>×6</b>

## **DISCUSSION OF DETERMINATION:**

### **Project Impacts:**

- a. The development of the proposed projects could result in exposing people or structures to potential adverse effects related to seismic impacts.
- b. The development of the proposed projects could result in potentially significant impacts to soil erosion or the loss of topsoil.
- c. The development of the proposed projects could result in potentially significant impacts to the project sites through landslides, lateral spreading, subsidence, liquefaction, or collapse.
- d. The development of the proposed projects could have a potentially significant impact related to expansive soil creating a risk to life or property.
- e. The approval of the proposed projects would have no impact on the suitability of soils to support the use of septic tanks.

### **Prior Environmental Analysis:**

The EIRs for the General Plan and the North Rocklin Circulation Element addressed the impacts of local soils and geology on development under the General Plan. The studies found that while Rocklin is located in an area known to be subject to seismic hazards, it is not near any designated Alquist-Priolo active earthquake faults. The Rocklin area is subject to moderate to strong ground shaking from large earthquakes on active faults in the Truckee/Lake Tahoe area and the Coast Ranges/San Francisco Bay area (Rocklin General Plan Update EIR, p. 86). An earthquake on the potentially active Foothills Fault Zone, which runs through Auburn, is less likely than an earthquake from either of the sources previously mentioned, but would probably produce much stronger ground motion due to the proximity of the Foothills Fault Zone to the Rocklin area. In addition, construction practices such as grading and excavation would loosen and remove topsoil, thereby, potentially increasing soil erosion.

The prior EIRs identified and the City has adopted mitigation measures that would reduce the potential impacts of seismic hazards to a less-than-significant level. The mitigation measures include erosion control measures in the City's Improvement Standards and Standard Specifications, and Goals and Policies in the General Plan Community Safety Element requiring soils reports for all new development, enforcement of the building code, and limiting development of severe slopes.

### **Mitigation Measures from Prior Environmental Analysis:**

The mitigation measures incorporated as Goals and Policies of the Rocklin General Plan (Community Safety Element, Goal 1 and Policies 1, 10, and 11), which require soils reports/engineering analyses, enforcement of the City building code, and limitations on development on severe slopes, and required by City ordinances will be applied to the projects in the course of processing the application to ensure consistency with the General Plan and the ordinances.

### **Conclusion:**

#### **Vista Oaks**

The proposed Vista Oaks project is not within any Alquist-Priolo Earthquake Fault Zone; however, the closest fault is the Foothills Fault which runs through the City of Auburn and is considered potentially active. The City of Rocklin General Plan Update EIR states that "The Rocklin area is subject to strong ground shaking from large earthquakes on active faults in the Truckee/Lake Tahoe area and the Coast Ranges/San Francisco Bay area." (p.86) However, the proposed project would be designed and constructed in compliance with the Uniform Building Code (UBC) and City Standards, which would ensure impacts associated with seismic hazards would remain at a less-than-significant level.

The soils of the project site contain slopes ranging from 2 to 30 percent. Development on steep slopes could result in damage to structures from landslides.

The City of Rocklin General Plan Update EIR states that soils within the Rocklin area are of poor quality, with no areas of prime soils existing. The General Plan Update EIR also notes that soils within the area are predominantly of the Exchequer-Inks unit, which are undulating to steep, well-drained and somewhat excessively well-drained soils that are shallow and found over volcanic rocks. Xerofluvent soils are located adjacent to Secret Ravine Creek in the project site and are soils that are frequently flooded; therefore, the soils are not suited for urban use because of the flood hazard associated with the location of these soils (Granite Lakes Estates DEIR, p. G-6). In addition, surface runoff is slow and the hazard of erosion is high for Xerofluvent soils. Therefore, the presence of these soils within the project site could result in damage to structures.

The proposed project would connect to existing wastewater/sewer utility systems in the City of Rocklin and would not need to be located on soils which are capable of supporting the use of septic tanks.

## **Highlands Parcel A**

The City of Rocklin is located in an area known to be subject to seismic hazards. The Foothills System is generally classified as “potentially active” (Youngdahl, p. 6). In addition, the Geotechnical Engineering Study performed for the Highlands Project, which included the project site, indicated that the project site is located within Seismic Risk Zone 3 (Zone 4 is the highest risk). However, the proposed project would be designed and constructed in compliance with the Uniform Building Code (UBC) and City Standards, which would ensure impacts associated with seismic hazards would remain at a less-than-significant level.

The steepest slopes on the project site range from 20 to 30 percent. The site is a relatively flat plateau on the east, but falls to the north, south, and west. Based on the analyses regarding slope stability, the factors of safety exceed the normally accepted values for stable slope conditions.

The Highlands DEIR prepared in December 1994 by Fugro, identifies the following soil types on the project site: Exchequer-Inks, Xerofluvents, and Xerothents. The exchequer consists of shallow, very stoney loam, with a brown surface layer underlain by andesitic breccia at a depth of 11 inches. Inks is a shallow, drained cobbly clay loam, typically yellowish brown and about five inches thick, encountered at a depth of 18 inches. Xerofluvents consists of recent alluvium adjacent to stream channels. They are gravelly sandy loams that generally grade to sand. Xerothents consists of stony, cobbly, and gravelly material mostly found adjacent to streams that have been placer mined (page X-3,4). Most of the Highlands Parcel A project site is underlain by cemented sand and gravels associated with Mehrten Formation (Youngdale & Associates Inc.), which is a relatively impermeable, weather-resistant geologic material of volcanic origin. Soils evolved from Mehrten formation tend to be shallow with poor nutrient content and limited water holding capability.

Liquefaction is considered improbable, and therefore would have less-than-significant impact on the proposed project.

Sewer service is available to the project site and the proposed project would be served by public sewer. Septic tanks or alternative wastewater disposal systems would not be necessary; therefore impacts associated with the disposal of wastewater are not anticipated.

### **Significance:**

- a-d. As indicated above, impacts related to geology are considered potentially significant. Chapter 4.5 of the Environmental Impact Report will determine the projects’ impacts and assess whether sufficient mitigation measures exist to reduce the magnitude of the impact to a less-than-significant level, or if the impact will remain significant and unavoidable.
- e. No impact.



<b>VII. HAZARDS AND HAZARDOUS MATERIALS</b> <b>Would the project:</b>		<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a)	Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?			<b>×</b>	<b>6</b>
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.			<b>×</b>	<b>6</b>
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			<b>×</b>	<b>6</b>
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				<b>×</b>
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				<b>×6</b>
f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				<b>×</b>
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			<b>×</b>	<b>6</b>
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?		<b>×</b>		<b>6</b>

## **DISCUSSION OF DETERMINATION:**

### **Project Impacts:**

- a. The proposed projects would not involve the transport, use or disposal of significant amounts of hazardous materials.
- b. The proposed projects would not result in accident conditions which could release hazardous materials into the environment.
- c. The project sites include residential subdivisions, which would not result in hazardous emissions or the handling of hazardous waste.

- d. The project sites are not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.
- e,f. The project sites are not located within an airport land use plan or in the vicinity of a private airstrip.
- g. The proposed projects would not impair implementation of an adopted emergency response plan or emergency evacuation plan.
- h. The proposed projects could potentially expose people or structures to wildland fires.

**Prior Environmental Analysis:**

The EIR for the North Rocklin Circulation Element analyzed potentially significant impacts related to hazardous material in connection with construction along Rocklin Road, where there is the potential of exposing contaminated soils and/or groundwater. The EIR identified and the City of Rocklin has adopted as a part of the General Plan mitigation measures to address this potential impact and reduce it to a less-than-significant level. The mitigation measures require site-specific investigation and preparation of remediation plans prior to acquisition/development of sites.

**Mitigation Measures from Prior Environmental Analysis:**

The mitigation measures incorporated into the General Plan would be applied to the projects in the course of processing the application to ensure consistency with the General Plan.

**Conclusion:**

**Vista Oaks**

The Vista Oaks project involves the construction of a residential subdivision within the Rocklin City limits. The residents of the subdivision would not be involved in the routine use or transport of hazardous materials. The project area is not a hazardous materials site and is not located in the vicinity of any airport or airstrip. The City has existing emergency response plans which would not be altered by the proposed project because the project does not involve any existing roads other than the terminus of China Garden Road.

The proposed project would result in the construction of housing and infrastructure in an area where wildland fires may occur, thus exposing people or structures to wildland fires. However, the City of Rocklin Fire Department would provide services to the proposed project and the proposed project would comply with the provisions of the Uniform Fire Code, as adopted by the City of Rocklin and the Rocklin Municipal Code. Furthermore, conditions imposed by the City of Rocklin Fire Department and implemented for the proposed project, as well as mitigation, would ensure that wildland fire impacts would be reduced to less than significant levels.

## **Highlands Parcel A**

A Phase I Environmental Site Assessment was performed specifically for the proposed project by Youngdahl Consulting Group, Inc. in October 2002. The Phase I concludes that, although insignificant levels of residual mercury used for placer mining may be detectable on site, indications of the presence of any hazardous substance on or adjacent to the project site which indicate an existing release, a past release, or a material threat of a release do not exist on the project site. In addition, construction of the proposed residential project and habitation of the project by future residents could result in the use of household products that contain small amounts of hazardous materials. While these products may contain known hazardous materials, the volume of material would not create a significant hazard to the public through routine transport, use, or disposal and would not result in a reasonably foreseeable upset and accident condition involving the release of hazardous materials. Therefore, the proposed project would have less-than-significant impacts regarding the disposal of hazardous materials.

The proposed project is not located within ¼ mile of any existing or proposed school; the proposed project is a residential project, which would not emit significant hazardous materials, substances, or waste, and therefore the proposed project would have less-than significant impacts. The project site is not on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and as a result, a no impact regarding a hazard to the public or environment is anticipated. The proposed project site is not located within an airport land use plan or within the vicinity of a private airstrip, therefore the project would have no impact regarding a safety hazard for people residing or working in the project area.

The City's existing street system, particularly the arterial and collector streets, function as emergency evacuation routes. The design of the project would comply with City Standards and would not impair or physically interfere with the street system emergency evacuation route or an emergency evacuation plan; therefore, a less-than-significant emergency route/plan impact is anticipated.

The proposed project would result in the construction of housing and infrastructure in an area where wildland fires may occur, thus exposing people or structures to wildland fires. However, as with the Vista Oaks project, the City of Rocklin Fire Department would provide services to the proposed project and the proposed project would comply with the provisions of the Uniform Fire Code, as adopted by the City of Rocklin and the Rocklin Municipal Code. Furthermore, conditions imposed by the City of Rocklin Fire Department and implemented for the proposed project, as well as mitigation, would ensure that wildland fire impacts would be reduced to less than significant levels.

### **Significance:**

- a-c. Less-than-significant.
- d-f. No impact.
- g. Less-than-significant.

- h. Less-than-significant with mitigation.

**Mitigation:**

*VII-1. Prior to the recording of any final maps associated with the Vista Oaks or Highlands Parcel A projects, the Rocklin Fire Department shall ensure that the project applicant complies with mitigation measures, including but not limited to the following, to reduce impacts associated with fire hazards:*

- *Adequate emergency vehicle access shall be provided to the open space areas as required by the Rocklin Fire Department. This issue shall be addressed prior to the approval of any tentative maps and be implemented with the improvement plans of the projects; and*
- *An Open Space Management Plan shall be prepared by the project applicants and approved by the City of Rocklin prior to recording of any final maps for the projects. The Open Space Management Plan shall include a Fuels Modification Plan. The Homeowners Association, within all open space parcels that are not dedicated to the City, must carry out implementation of the Open Space Management Plan.*

*VII-2. Prior to issuance of final building permits associated with the Vista Oaks or Highlands Parcel A projects, the Rocklin Fire Department shall ensure that the project applicant complies with mitigation measures, included but not limited to the following, to reduce impacts associated with fire hazards:*

- *The projects shall comply with the provisions of the Uniform Fire Code, as adopted by the City of Rocklin and the Rocklin Municipal Code;*
- *Where residential structures are developed, all portions of the exterior first floor shall be within one hundred fifty (150) feet of the public right-of-way. Structures not capable of meeting this requirement shall be considered a special hazard and fire sprinkler systems shall be installed. This mitigation measure shall be implemented at the time of approval of building permits; and*
- *The projects shall comply with the City of Rocklin construction tax.*

<b>VIII. HYDROLOGY AND WATER QUALITY</b>		Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Violate any water quality standards or waste discharge requirements?	✘			<b>6</b>
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	✘			<b>6</b>

<b>VIII. HYDROLOGY AND WATER QUALITY</b> <b>Would the project:</b>		<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<b>×</b>			<b>6</b>
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<b>×</b>			<b>6</b>
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<b>×</b>			<b>6</b>
f)	Otherwise substantially degrade water quality?	<b>×</b>			<b>6</b>
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?			<b>×</b>	<b>6</b>
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			<b>×</b>	<b>6</b>
i)	Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?			<b>×</b>	<b>6</b>
j)	Inundation by seiche, tsunami, or mudflow?	<b>×</b>			<b>6</b>

## **DISCUSSION OF DETERMINATION:**

### **Project Impacts:**

- a,f. The approval of the proposed projects could potentially result in a violation of water quality standards or waste discharge requirements.
- b. The development of the proposed projects could potentially deplete groundwater supplies or interfere with groundwater recharge to a substantial degree.
- c,d. The development of the proposed projects could potentially alter the existing drainage pattern of the area resulting in either increased erosion or flooding.
- e. The development of the proposed projects could potentially contribute runoff, which would exceed the capacity of the stormwater system or provide additional sources of polluted runoff.
- g-i. The development of the proposed projects would not place housing or structures which would impede or redirect flows within a 100-year flood hazard area, nor would people be exposed to flooding as a result of the failure of a levee or dam.

- j. The proposed projects would not be inundated by a seiche or tsunami, but could be potentially impacted by mudflows.

### **Prior Environmental Analysis:**

The EIRs for the Rocklin General Plan, the Southeast Rocklin Circulation Element Area Plan, and the North Rocklin Circulation Element addressed increase in downstream stormwater runoff volume, increases in floodwater volumes, and degradation of water quality as potentially significant impacts from development under the General Plan.

The prior EIRs identified, and the City has adopted mitigation measures that will reduce these potential impacts to less-than-significant levels. These mitigation measures, found in the General Plan Open Space, Conservation, and Recreation Element (#6, 15, 19) and the Community Safety Element (2 through 8, 14) and the City's Improvement Standards and Standard Specification, protect new and existing development from flood and drainage hazards, prevent storm drainage run-off in excess of pre-development levels, and address the introduction of pollutants into natural waterways. These impacts are also addressed by the State Water Resources Control Board General Construction Activity Storm Water Permit Requirements.

### **Mitigation Measures from Prior Environmental Analysis:**

The mitigation measures incorporated into the General Plan and the City's Improvement Standards will be applied to the projects in the course of processing the applications to ensure consistency with the General Plan and the Rocklin Municipal Code.

### **Conclusion:**

#### **Vista Oaks**

The Vista Oaks project would divide 93.2 acres into 100 single-family residential homes and 5 open space parcels. The construction of the project would involve the excavation and grading of portions of the project site. Excavation and grading would result in the loosening of topsoil that could degrade surface water or stream water quality through wind and rain erosion.

The addition of impervious surfaces would increase stormwater runoff, and would lead to decreased groundwater recharge on the project site. However, the Vista Oaks project site would include only 34.3 percent impervious surfaces consisting of residential uses and public rights-of-way (31.98 acres out of 93.2 acres). This amount of impervious surfaces is not considered substantial relative to the amount of land the project would leave as porous surface, and therefore the impact on groundwater recharge would be less-than-significant.

The development of the project would affect the existing drainage pattern of the project site. Single-family lots would be constructed north and south of Secret Ravine Creek and a bridge would be created in order to provide for bicycle, pedestrian, and emergency vehicle access. Therefore, drainage into the creek would be altered by the new structures.

According to the site plan for the proposed project, the proposed residential parcels are not located within the existing 100-year floodplain, and the 100-year floodplain for Secret Ravine Creek would be preserved within the permanent open space parcels. A bicycle/pedestrian/emergency access bridge would be installed over Secret Ravine Creek; however, structures that house people would not be located in the floodplain. Additionally, the bridge would be designed to withstand inundation by a 100-year storm event. Although the bridge would be placed within the 100-year flood hazard area, the bridge would not significantly impede or redirect flood flows.

The proposed project is located in the sewer service boundaries of the South Placer Municipal Utility District system and wastewater generated by the projects would be conveyed to the Roseville Wastewater Treatment Plant for processing. The existing wastewater infrastructure that would serve the projects has additional capacity capable of accommodating wastewater generated by the projects. Because wastewater generated by the project would be processed by the Roseville Wastewater Treatment Plant in accordance with state and federal regulations, violations of any water quality standards or waste discharge requirements would not be anticipated, and the proposed projects would have less-than-significant impacts.

The Placer County Water Agency (PCWA) would provide water service to the proposed projects. Given that the site would be served by domestic water, a substantial depletion of groundwater supplies or a substantial interference with groundwater recharge is not anticipated, and therefore the projects would have less-than-significant impacts.

The project area is not near any body of water for a tsunami or seiche to impact the project sites. The potential for mudslides however, does exist on the project sites because the sites have slopes ranging from 2 to 30 percent. Additionally, a small dam exists upstream at the Granite Lakes Estates project; however, the dam is not used for flood control, and would not disrupt flood stage flows; thus would not pose a significant hazard to people or structures downstream.

### **Highlands Parcel A**

The Highlands Parcel A project site would include 29 percent impervious surfaces consisting of residential uses and public rights-of-way (8.79 acres out of 30.14 acres). The relatively small amount of impervious surface added to the project site is considered a less-than-significant impact on the recharge of groundwater.

The proposed project would not alter the course of a stream or a river, but would preserve Secret Ravine Creek within an Open Space area. In addition, because the proposed trail would be constructed within the 100-year floodplain, a Lake or Streambed Alteration Agreement would be obtained from CDFG, which would further reduce impacts to the creek. Furthermore, the proposed project would not substantially alter the existing drainage pattern of the site or area because the City policy requires new developments to incorporate on-site drainage such that the rate of runoff flow is maintained at pre-development levels and to coordinate with other projects' master plans to ensure no adverse cumulative effects would be applied. However, the construction of the project would involve the excavation and grading of portions of the project

site. Excavation and grading would result in the loosening of topsoil that could degrade surface water or stream water quality through wind and rain erosion.

Terrance and Lowell & Associates prepared a Preliminary Drainage Report for the proposed project in September 2002. The Report states that the Stormwater Management Manual (SWM) requires post project objective flows for 2-year, 10-year, and 100-year storm events to be less than pre-project flow conditions. Although the proposed project drainage facilities would consist of drainage inlets, pipes and a culvert, the Report indicates that project site drainage after development of the proposed project would not be less than the pre-project conditions. Therefore, development of the proposed project could result in potentially significant impacts regarding stormwater runoff.

The proposed project would not place people within the 100-year floodplain, although the proposed trail would cross into the floodplain at certain locations. However, the trail would not likely be used by people during a flood event, thus eliminating significant flood hazards associated with construction of the trail.

The proposed project is located in the sewer service boundaries of the South Placer Municipal Utility District system and wastewater generated by the projects would be conveyed to the Roseville Wastewater Treatment Plant for processing. The existing wastewater infrastructure that would serve the projects has additional capacity capable of accommodating wastewater generated by the projects. Because wastewater generated by the project would be processed by the Roseville Wastewater Treatment Plant in accordance with state and federal regulations, violations of any water quality standards or waste discharge requirements would not be anticipated, and the proposed projects would have less-than-significant impacts.

The Placer County Water Agency (PCWA) would provide water service to the proposed projects. Given that the site would be served by domestic water, a substantial depletion of groundwater supplies or a substantial interference with groundwater recharge is not anticipated, and therefore the projects would have less-than-significant impacts.

The project area is not near any body of water for a tsunami or seiche to impact the project sites. The potential for mudslides however, does exist on the project sites because the sites have slopes ranging from 2 to 30 percent. Additionally, a small dam exists upstream at the Granite Lakes Estates project; however, the dam is not used for flood control, and would therefore not pose a significant hazard to people or structures downstream.

**Significance:**

a-f, j. As indicated above, impacts related to Hydrology and Water Quality are considered potentially significant. Chapter 4.4 of the Environmental Impact Report will determine the projects' impacts and assess whether sufficient mitigation measures exist to reduce the magnitude of the impact to a less-than-significant level, or if the impact will remain significant and unavoidable.

g,h,i. Less-than-significant.



IX.	LAND USE AND PLANNING Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a)	Physically divide an established community?				<b>*6</b>
b)	Conflict with any applicable land use plan, policy, regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<b>x</b>		<b>6</b>	
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?				<b>*6</b>

## DISCUSSION OF DETERMINATION:

### Project Impacts:

- a. The approval of the proposed projects would not physically divide an established community.
- b. The approval of the proposed Vista Oaks project would require rezoning and land use redesignation. Therefore, the proposed projects could potentially conflict with the City of Rocklin's plans and policies.
- c. The approval of the proposed projects would not conflict with any Habitat Conservation Plan.

### Prior Environmental Analysis:

The EIRs for the Rocklin General Plan, the Southeast Rocklin Circulation Element Area Plan, and the North Rocklin Circulation Element all addressed the environmental impacts of urban development under the General Plan in the category of land use and planning. The General Plan and the Southeast Rocklin Circulation Element Area Plan EIRs described these impacts as the development of now vacant properties to urban uses and the redevelopment of underdeveloped areas (such as very low density and agricultural uses), which will change neighborhood character, reduce open space, and create the potential for conflicts between existing agricultural uses and urbanization. The North Rocklin Circulation Element EIR described land use impacts in terms of roadway construction leading to the acquisition of private property and the relocation of structures, as well as the potential growth-inducing impacts of future roadways leading to urbanization beyond that planned in the General Plan.

The City of Rocklin has adopted mitigation measures to reduce these impacts to less-than-significant levels. The mitigation measures include:

- conservation;
- development of compatible land uses and the use of flexible and innovative land use design;

- adoption of design standards to protect natural terrain;
- application of open space easements to protect viewsheds;
- utilization of fencing to minimize trespassing; and
- siting and designing final street improvements to avoid impacting occupied structures.

### **Mitigation Measures from Prior Environmental Analysis:**

The mitigation measures for impacts to land use and planning are incorporated as goals and policies in the Rocklin General Plan and will be applied to the projects in the course of processing to ensure consistency with the General Plan.

### **Conclusion:**

#### **Vista Oaks**

The Vista Oaks property is currently within the City of Rocklin and is designated by the General Plan as Recreation Conservation (R-C), Rural Residential (RR), and Low Density Residential (LDR). The LDR and RR land use designations allow for the development of detached single-family dwellings, and the R-C designation provides for open space, conservation, parkways and recreation. The applicant is proposing to redesignate approximately 9.9 acres of land located on the north side of Secret Ravine Creek from Recreation Conservation (R-C) to Low Density Residential (LDR). In addition, the applicant proposes to redesignate the Rural Residential (RR) area consisting of approximately 2 acres, located in the southeast corner of the property to Low Density Residential (LDR).

The project site is zoned Planned Development 1.5 (PD-1.5) and Open Area (OA) which allow for the development of 1.5 dwelling units per acre and recreational facilities or public uses, respectively. Within the R-C mentioned above, the applicant is proposing to rezone approximately 9.9 acres from OA to PD-1.5.

According to the City of Rocklin General Plan, the proposed Vista Oaks development site is located within the Secret Ravine/Sierra Bluffs planning area, which is located east of I-80 and south of Sierra College. The Secret Ravine/Sierra Bluffs planning area is a combination of traditional single family residential, rural residential, and multiple family residential areas, with limited commercial development near the College. However, because the proposed project could potentially conflict with the current Rocklin General Plan's zoning and land use designation for the project site, the impacts of the proposed project would be considered potentially significant and will be analyzed in the EIR.

#### **Highlands Parcel A**

The proposed Highlands Parcel A project involves the construction of 20 single family homes in an area designated Low Density Residential by the General Plan and zoned Planned Development (PD-1.5), with a density range of 1 to 3 dwelling units per acre (du/ac). The project site consists of 30.14 acres; however, only 7.27 of the acres would include residential development (this figure includes public right-of-way). The proposed project and draft General

Development Plan propose the number of units to be 20. This number is within the density range identified in the General Plan and does not exceed the potential number of units allowed in the PD-0.66 zone. Therefore, the proposed project would be consistent with densities corresponding to the City's land use designations and zoning for the site. In addition, the project site is surrounded on all sides by proposed, approved, and existing residential developments. Therefore, the proposed project would not divide an existing community, but would result in greater consistency with the surrounding land uses. Furthermore, the City of Rocklin has not adopted a Habitat Conservation Plan. Because the proposed project would not divide any existing communities, would not conflict with any policies adopted for the purpose of avoiding or mitigating an environmental effect, and would not interfere with a habitat conservation plan, the proposed project is anticipated to have less-than-significant impacts.

**Significance:**

- a,c. No impact.
- b. As indicated above, impacts related to land use for the Vista Oaks project are considered potentially significant. Chapter 4.2 of the Environmental Impact Report will determine the significance of the impact and assess whether sufficient mitigation measures exist to reduce the magnitude of the impact to a less-than-significant level, or if the impact will remain significant and unavoidable.

<b>X. MINERAL RESOURCES</b>		Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
	<b>Would the project:</b>				
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				<b>×6</b>
b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				<b>×</b>

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

- a. The development of the proposed projects would not result in the loss of availability of a mineral resource of value to the region.
- b. The development of the proposed projects would not result in the loss of availability of a locally important mineral resource.

**Conclusion:**

The Rocklin General Plan Update EIR indicates that the State Geologist has not classified any mineral areas as existing within the planning area of the General Plan (p. 86), of which the Vista

Oaks and Highlands Parcel A project are a part. Therefore, the proposed projects would have no impact on mineral resources.

**Significance:**

a,b. No impact.

<b>XI. NOISE</b>	<b>Would the project result in:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<b>×</b>			<b>6</b>
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<b>×</b>			<b>6</b>
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<b>×</b>			<b>6</b>
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<b>×</b>			<b>6</b>
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				<b>×6</b>
f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				<b>×6</b>

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

- a,b. The development of the proposed projects could potentially expose persons to or generate noise levels in excess of established standards.
- c. The approval of the proposed projects could have a potentially significant impact resulting in a substantial, permanent increase in ambient noise levels.
- d. The approval of the proposed projects could result in a temporary or periodic increase in ambient noise levels.
- e,f. The proposed projects are not located within an airport land use plan or in the vicinity of a private airstrip which would expose people to excessive noise levels.

### **Prior Environmental Analysis:**

The EIRs for the Rocklin General Plan, the Southeast Rocklin Circulation Element Area plan, and the North Rocklin Circulation Element all address the noise impacts of urban development under the General Plan, specifically short-term noise impacts, construction activity, and long-term impacts of noise generated by roadway traffic and adjacent uses.

The prior EIRs identified and the City has adopted mitigation measures to reduce these impacts to a less-than-significant level. The mitigation measures are incorporated into the General Plan noise element. They include adoption of a noise compatibility guideline, along with a requirement of a noise analysis for all new development to ensure compliance with the guidelines through project design and/or use of sound mitigation structures. Mitigation of short-term noise impacts includes requiring properly functioning mufflers on construction machinery and locating noise-generating machinery away from sensitive receptors.

### **Mitigation Measures from Prior Environmental Analysis:**

The mitigation measures for noise impacts incorporated as goals and policies in the General Plan will be applied to the projects in the course of processing to ensure consistency with the General Plan.

### **Conclusion:**

Noise is generally defined as unwanted sound. Interstate 80 (I-80) is the major traffic noise source in the projects' vicinity. The City of Rocklin Noise Compatibility Guidelines states that the upper limit of the normally acceptable exterior noise level standard for single-family residential is 60 dB. The close proximity of the project to I-80 could expose future residents to unacceptable noise levels.

Currently, the project sites consist of open space and therefore do not generate any noise. The proposed projects would introduce residents onto the project site and would therefore increase traffic in the surrounding area. The increase in traffic generated from the projects would result in an increase in noise levels to the surrounding area that could be potentially significant to nearby residents. The Rustic Hills residential area is located just northeast and east of the project sites and the approved Granite Lakes Estates residential area is located immediately east of the project sites.

In addition, the construction of the proposed projects could have a potentially significant impact on nearby residents. Construction practices would generate noise levels in excess of normally acceptable standards established by the City of Rocklin Noise Compatibility Guidelines.

The City of Rocklin General Plan states that Rocklin is not subject to intrusive aircraft noise related to airport operations because airports do not exist within the area (p. 94). Although Sutter Roseville Medical Center in Roseville has a helicopter unit in use, this impact would not be considered significant because the helicopter is used infrequently, would not always travel directly over the project site, and is approximately one mile southwest of the project sites.

Therefore, new residents of the project sites would not be subject to excessive levels of noise related to airports or air traffic.

**Significance:**

- a-d. As indicated above, impacts related to noise are considered potentially significant. Chapter 4.9 of the Environmental Impact Report will determine the projects' impacts and assess whether sufficient mitigation measures exist to reduce the magnitude of the impact to a less-than-significant level, or if the impact will remain significant and unavoidable.
- e,f. No impact.

<b>XII. POPULATION AND HOUSING</b>		Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure.)				✖	
b) Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?				6	✖
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				6	✖

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

- a. Development of the proposed projects would not induce substantial population growth in the area.
- b,c. Development of the proposed projects would not displace substantial numbers of existing housing or people.

**Prior Environmental Analysis:**

The EIR for the General Plan addressed the impacts of urban development under the General Plan in the category of population and housing. The EIR concluded that urban development will result in an increase in population, and the environmental impacts of the population increase are addressed in the other impact categories (air quality, traffic, etc.). Increased urban development impacts on the housing stock in general will be positive through implementation of the General Plan land use element, which calls for continued code enforcement, rehabilitation of existing housing stock and the prevention of blight.

### **Mitigation Measures from Prior Environmental Analysis:**

The mitigation measures for impacts on population and housing incorporated in the General Plan will be applied to the projects in the course of processing to ensure consistency with the General Plan.

### **Conclusion:**

#### **Vista Oaks**

The Vista Oaks project site is located in the Secret Ravine-Sierra Bluffs existing City community area (Rocklin General Plan Update, Figure 4). The Secret Ravine-Sierra Bluffs area is a combination of traditional single-family, rural residential, and newer multi-family unit residential areas. The project is a tentative subdivision map to divide 93.2 acres into 100 single-family residential lots and 5 open space parcels. Recent California Department of Finance estimates suggest that the number of persons per household in Rocklin is approximately 2.6. The project would therefore introduce approximately 260 new residents into the Secret Ravine-Sierra Bluffs community area. Although the residences included in the proposed project were not analyzed in the General Plan, the increase in the City of Rocklin population by 260 would not be considered significant and is consistent with population levels anticipated in the General Plan.

Additionally, the densities allowed under the existing General Plan designations exceed the densities proposed by the Vista Oaks project:

44.1 acres Recreation/Conservation @ 0 du/ac	=	0
2.7 acres Rural Residential @ >1 du/ac	=	>2.7
46.3 acres Low Density Residential @ 1-3 du/ac	=	79-237 du/ac
Total du/ac allowed under existing GP designations	=	up to 239 du/ac

The density of the proposed project is anticipated to be approximately 1.07 dwelling units per acre (du/ac) (100 units on 93.2 acres). The density of the project would not exceed the Rocklin General Plan density rate of 239 du/ac as calculated above.

In addition, the proposed project would not displace substantial numbers of existing housing units or people in the project site because none currently exist.

#### **Highlands Parcel A**

The land use for the Highlands Parcel A project site has been designated Low Density Residential (LDR), which allows for a density range of 1 to 3 dwelling units per acre (du/ac). The proposed project would construct 20 single-family homes on 24.5 acres, which is an average of 0.8 du/ac and which results in an increase in population of 52 persons based on the average number of persons per household used by the City of Rocklin (2.6). Because the General Plan allows up to 3 du/ac for Low Density Residential uses, the average density of the proposed project complies with density standards provided by the Rocklin General Plan. The proposed

project is consistent with the type and intensity of development anticipated by the General Plan and therefore would have less-than-significant population growth impacts.

The project site is currently vacant and does not include any structures. Existing housing would therefore not be removed as a result of the construction of the proposed project, and the proposed project would not displace existing residents or existing housing.

**Significance:**

- a. Less-than-significant.
- b,c. No impact.

<b>XIII. PUBLIC SERVICES</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
1. Fire protection?		<b>×</b>		<b>6</b>
2. Police protection?			<b>×</b>	<b>6</b>
3. Schools?			<b>×</b>	<b>6</b>
4. Other public facilities?			<b>×</b>	<b>6</b>

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

1. Fire Station Number One is currently the closest station to the project sites and is approximately four miles from the project sites. Response time from the fire station to the site could be significant without mitigation.
2. The development of the proposed projects would have a less-than-significant impact to police protection services.
3. The approval of the proposed projects would not result in a substantial adverse physical impact to the provision of school facilities.
4. The approval of the proposed projects would not result in a substantial adverse physical impact to the provision of other public facilities.



### **Prior Environmental Analysis:**

The General Plan Update EIR studied the impacts of urban development on the demand for fire and police protection and school facilities. The General Plan community safety element contains goals and policies to ensure that all new development under the General Plan will be adequately served by police and fire. All potentially significant impacts of new development in the General Plan area (including the project site), therefore, are reduced to a less-than-significant level.

With regard to school facilities, environmental mitigation of school impacts is limited to the payment of impact fees under Education Code § 17620 and Government Code §65995. Payment of these fees, as required by law, at the time a building permit issuance serves to reduce potentially significant impacts in the project area to less-than-significant levels.

### **Mitigation Measures from Prior Environmental Analysis:**

The mitigation measures for impacts on public services are incorporated as goals and policies in the Rocklin General Plan (Public Services and Facilities Element policies 1, 2, 5, 7, 8, 12, and 17 and Community Safety Element policy 16) and will be applied to the projects in the course of processing to ensure consistency with the General Plan.

### **Conclusion:**

The project sites are currently served by the City of Rocklin Police Department. The proposed projects would slightly increase the need for additional police personnel and equipment to serve the project site because the project would increase the City's population by approximately 312 persons (260 at Vista Oaks and 52 at Highlands Parcel A). The Rocklin Police Department receives revenue from the City's General Fund which is generated by sales tax, property tax, and other sources. The proposed projects' contribution to the City's General Fund through development impact fees plus property and sales tax revenues would be expected to partially pay for the provision of law enforcement services to the project site. The remaining amount would come from revenues generated by sales and property taxes within the City.

The Rocklin Unified School District currently provides service for high school, junior high school, and elementary school students within the project area. The proposed projects would add to the number of students in existing schools. All development within the City is required to pay Stirling Fees to help construct new schools and to purchase equipment which may be required to accommodate new students. Therefore, the payment of Stirling Fees by the applicant would ensure that the impact of the projects on schools would be less-than-significant. The projects are not anticipated to create a need for other public facilities.

### **Vista Oaks**

The project site is currently located within the jurisdiction of the City of Rocklin Fire Department. The proposed project would slightly increase the need for additional fire personnel and equipment because the City's population would be increased. The Rocklin General Plan, Community Safety Policy 15 further states that residential development should be located within approximately two road miles from a fire station. As detailed in Mitigation Measure VII-1 within

the Hazards section of this Initial Study, the Rocklin Fire Department requires that the project comply with provisions of the Uniform Fire Code; that the project provide adequate emergency access both to open space areas and to all residential structures; that the project comply with the Rocklin Construction Tax; and prepare an Open Space Management Plan that includes a Fuels Modification Plan. The implementation of these mitigation measures would serve to reduce the impacts of the proposed project to a less-than-significant level.

### **Highlands Parcel A**

The project site is located within the Rocklin City limits. The DEIR for the City of Rocklin General Plan Update states that Fire protection within the City is the responsibility of the Rocklin Fire Department. The project site would likely be annexed into Community Facilities District Number One, which provides operation and maintenance funding for fire services. The goal of the General Plan is to provide a fire station within two road miles of all residential development unless fire suppression measures are incorporated into the development. Fire Station No. 1 is located approximately four road miles away from of the project site and currently serves the project area.

### **Significance:**

- a-1. Less-than-significant with implementation of Mitigation Measure VII-1.
- a-2. Less-than-significant.
- a-3. Less-than-significant.
- a-4. Less-than-significant.

<b>XIV. RECREATION</b>		<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			<b>×</b>	<b>6</b>
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			<b>×</b>	<b>6</b>

### **DISCUSSION OF DETERMINATION:**

### **Project Impacts:**

- a. Approval of the proposed projects would not increase the use of existing recreational facilities.

- b. Approval of the proposed projects would not require the construction or expansion of recreational facilities.

### **Prior Environmental Analysis:**

The EIR for the Rocklin General Plan studied the impact of urban development under the General Plan on the City's park and recreation system. The General Plan has established a parkland standard of five acres per 1,000 population, and has adopted goals and policies to ensure that this standard is met. The goals and policies call for the provision of new park and recreational facilities, as needed by new development through parkland dedication and the payment of park and recreation fees. The programs and practices are recognized and continued in the General Plan Open Space, Conservation and Recreation Element and mitigate these impacts to a less-than-significant level.

### **Mitigation Measures form Prior Environmental Analysis:**

The mitigation measures to address impacts of the project on park and recreational facilities are incorporated as goals and policies in the Rocklin General Plan as well as in the subdivision and zoning chapters of the Rocklin Municipal Code, and will be applied to the projects in the course of processing to ensure consistency with the General Plan.

### **Conclusion:**

#### **Vista Oaks**

The Vista Oaks project is a tentative subdivision map to divide 93.2 acres into 100 single-family residential lots and 5 open space parcels. Open space parcels A, B, and E are proposed to be dedicated to the City of Rocklin. Parcel E, which consists of approximately 1.5 acres, is located at the end of China Garden Road and is anticipated to be a future neighborhood park and trailhead. Parcel A, the largest open space parcel, occupies approximately 58 acres and is anticipated to be a future predominantly passive park. A trail system would also be constructed along the south side of Secret Ravine Creek as part of the proposed project. The General Plan parkland standard is 5 acres per 1,000 population. Based on the anticipated population of 260 new residents, a total of approximately 1.3 acres of parkland would be required for the project. The proposed project includes a total of 48 acres of passive parkland and approximately 1.5 acres of active parkland, thereby satisfying the General Plan criterion.

The City's subdivision ordinance provides for the collection of park and recreation fees and/or parkland dedication for new residential developments at the time properties are subdivided. The fees are used to fund the acquisition and development of park and recreation facilities commensurate with the established parkland standard. Fees are also collected through an annual tax on each dwelling unit to fund park maintenance. The proposed project would impact recreation by contributing to the need for additional recreational facilities in the City of Rocklin. However, the applicant would pay park and recreation fees as required by the City's subdivision ordinance, and therefore the project would have less-than-significant impacts caused by the need to expand recreational facilities.

## Highlands Parcel A

The Highlands Parcel A project would generate a need of 0.26 acres of park land, based on 20 new housing units at 2.6 residents per household and 5 acres/1,000 population standard. Several parks will be located in the vicinity of the site. The proposed project, which would consist of 20 housing units, would not significantly increase the use of existing recreational facilities such that substantial deterioration of the facility would occur or be accelerated. In addition, the proposed project would include a recreational trail through the proposed Open Space area, which could be utilized by future residents. Although the trails would add connectivity to the adjacent recreational facilities, the proposed project would add its fair share of on-site recreational facilities. Therefore, the project would have less-than-significant impacts regarding the increase in use of recreational facilities.

The City's subdivision ordinance provides for the collection of park and recreation fees and/or parkland dedication for new residential developments at the time properties are subdivided. The fees are used to fund the acquisition and development of park and recreation facilities commensurate with the established parkland standard. Fees are also collected through an annual tax on each dwelling unit to fund park maintenance. The proposed project would impact recreation by contributing to the need for additional recreational facilities in the City of Rocklin. However, the applicant would pay park and recreation fees as required by the City's subdivision ordinance, and therefore the project would have less-than-significant impacts caused by the need to expand recreational facilities.

### Significance:

a,b. Less-than-significant.

<b>XV. TRANSPORTATION / TRAFFIC</b>	<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a)	Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersection)?	<b>×</b>			<b>6</b>
b)	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<b>×</b>			<b>6</b>
c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				<b>×6</b>
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<b>×</b>			<b>6</b>
e)	Result in inadequate emergency access?	<b>×</b>			<b>6</b>
f)	Result in inadequate parking capacity?			<b>×</b>	<b>6</b>
g)	Conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<b>×</b>			<b>6</b>

## **DISCUSSION OF DETERMINATION:**

### **Project Impacts:**

- a. The development of the proposed projects could potentially result in a substantial increase in traffic.
- b. The development of the proposed projects could potentially result in traffic levels, which exceed the City's level of service standard.
- c. The development of the proposed projects would not result in a change in air traffic patterns.
- d,e. Access limitations of the proposed projects could have potentially significant impacts regarding increased hazards due to design features or incompatibility uses. The access limitations could also result in potentially significant impacts due to inadequate emergency access. The potentially significant impacts will be analyzed in the EIR.
- f. Approval of the proposed projects would not result in inadequate parking capacity.
- g. Development of the proposed projects would cause potentially significant impacts to adopted policies, plans, or programs supporting alternative transportation.

### **Prior Environmental Analysis:**

The EIR for the General Plan analyzed the traffic and circulation impacts of urban development under the General Plan. The EIR concluded that future development would increase the use of the City's circulation system and necessitate the construction of additional roadways, require that additional traffic lanes be added to some existing roadways, and require the construction of additional traffic control facilities. Mitigation measures to address these impacts were identified in the General Plan Update EIR and adopted by the City as goals and policies in the circulation element of the General Plan. These policies include the maintenance of a traffic level of service (LOS) of C for all streets and intersections, except that a LOS of D will be accepted for intersections within one-half mile from direct access to an interstate freeway, and for peak hour traffic where some, but not all, movements may be allowed to exceed LOS C. Other goals and policies were adopted to encourage the use of alternative transportation systems and otherwise reduce use of the automobile, including the provision of bike lanes and the promotion of pedestrian travel by sidewalks, walking paths, and hiking trails that connect residential areas with commercial, shopping, and employment centers.

The EIRs for the Southeast Rocklin Circulation Element Area Plan and the North Rocklin Circulation Element analyzed transportation and traffic related impacts of development in greater detail, as each focused more narrowly on the sub-area of the City. The EIRs projected traffic increases and patterns resulting from new development in each of the sub-areas and identified specific improvements needed to ensure development continues to meet the General Plan level of service requirement and conform to the policies aimed at reducing automobile traffic.

The EIRs also concluded that, despite the mitigation measures adopted and implemented by the City, the cumulative impact of development within the South Placer region is expected to be significant with regard to traffic congestion on Interstate 80 and State Route 65. The mitigation measures implemented by the City of Rocklin are expected to reduce impacts to the non-state highway portion of its circulation system, but Rocklin does not have jurisdiction to fund or construct capacity improvements to the state highways running through its sphere of influence. Additional cumulative development within South Placer and beyond will continue to generate traffic which will further decrease state highway level of service. The decrease in service will occur regardless of development in Rocklin, though Rocklin development will contribute. Because mitigation of this impact is outside of the City's control, the cumulative impacts to the state highway system within Rocklin's sphere of influence cannot be mitigated to a less-than-significant level. A statement of overriding considerations was adopted by the Rocklin City Council in recognition of this cumulative impact. The projects introduce urban development into the City in a manner consistent with that contemplated in the General Plan, and contribute to this significant impact, but because this impact has been addressed in the General Plan EIR, project review is limited to effects upon the environment which are peculiar to the parcel or to the project which were not addressed as significant effects in the prior EIRs or which substantial new information shows will be more significant than described in the prior EIR's. (Guidelines §15183; Pub. Res. Code §21083.3).

The EIR for the Highland Area Plan analyzed transportation and traffic related impacts of development in greater detail, as it focused on the major roadways and intersections near the project site. The EIR projected traffic increases and patterns resulting from new development in the Highland area and identified specific planning and improvements needed to ensure development continues to meet the General Plan level of service requirements and conform with the policies aimed at reducing automobile traffic. Based on The Highlands EIR and the Transportation-Circulation Report (May 2005), the estimated increase in road trips as a result of buildout of the Highlands Parcel A is 13 trips per housing unit, or a total of 260 average daily trips.

#### **Mitigation Measures from Prior Environmental Analysis:**

The mitigation measures addressing impacts to transportation/traffic incorporated into the General Plan will be applied to the projects in the course of processing to ensure consistency with the General Plan.

#### **Conclusion:**

Primary access to the project sites would be achieved from China Garden Road in the north, with further access to Interstate 80 (both west and east bound), and Monument Springs Drive to the east, which is to be extended as part of the Granite Lakes Estates project. The projects would result in increased traffic volumes in the area that could adversely impact local circulation and existing alternative transportation resources.

The project sites are currently undeveloped with the exception of the terminus of China Garden Road located in the northeastern corner of the Vista Oaks project site, and formal emergency

access is not currently provided to any of the open space areas (dirt roads and paths exist). Several interior roads would provide access internally of the proposed projects. A paved public trail would also be constructed in the open space portions of the project sites, which would provide emergency vehicle access to the open space area.

The development of the proposed projects would not result in a change in air traffic patterns.

**Significance:**

a,b,d,

e.g. As indicated above, impacts related to Transportation and Circulation are considered potentially significant. Chapter 4.7 of the Environmental Impact Report will determine the impacts and assess whether sufficient mitigation measures exist to reduce the magnitude of the impact to a less-than-significant level, or if the impact will remain significant and unavoidable.

c. No impact.

f. Less-than-significant.

<b>XVI. UTILITIES AND SERVICE SYSTEMS</b>		Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✗	<b>6</b>
b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✗	<b>6</b>
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	✗			<b>6</b>
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			✗	<b>6</b>
e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✗	<b>6</b>
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✗	<b>6</b>
g)	Comply with federal, state , and local statutes and regulations related to solid waste?			✗	<b>6</b>

## **DISCUSSION OF DETERMINATION:**

### **Project Impacts:**

- a,b. The approval of the proposed projects would not result in additional wastewater generation which could exceed treatment requirements or require the construction of new facilities. Therefore, the proposed projects would have a less-than-significant impact.
- c. The approval of the proposed projects would require the construction of new storm water drainage facilities and could therefore have a potentially significant impact.
- d. The approval of the proposed projects would not require the expansion of existing water supply and would therefore have a less-than-significant impact.
- e. The approval of the proposed projects would not exceed the capacity of the wastewater treatment facility and would therefore have a less-than-significant impact.
- f,g. The approval of the proposed projects would not exceed the capacity of the landfill and would comply with the regulations related to solid waste, and would therefore have a less-than-significant impact.

### **Prior Environmental Analysis:**

The General Plan EIR studied the impacts of urban development under the General Plan on the demand for water, sewer, solid waste, and other utility facilities and services. The General Plan public services and facilities element includes goals and policies to ensure that development under the General Plan will be adequately served by these utilities. Therefore, All potential significant impacts in this regard have been mitigated to a less-than-significant level.

### **Mitigation Measures from Prior Environmental Analysis:**

The mitigation measures addressing impacts of urban development under the General Plan on utility services are incorporated as goals and policies in the General Plan and will be applied to the projects in the course of processing to ensure consistency with the General Plan.

### **Conclusion:**

The City of Rocklin adopted a Public Facilities Master Plan (Master Plan) in 1988 to provide a basis for long-range financing decisions to assure the adequate provision of public facilities and capital equipment as the City continues to develop. The planning horizon of the Master Plan spans the years 1987 to 2010. The population projections were based on both medium and high growth scenarios. Among other issues, the Master Plan considers the direct impact of City growth on public works facilities, estimates the cost of providing the additional projected public facilities and capital equipment, evaluates the City's existing mitigation fee structure, and reviews additional alternative financing mechanisms. The Master Plan covers the entire City of Rocklin General Plan Sphere of Influence.



## **Vista Oaks**

Under existing conditions, utility services are minimal on the project site because the project site is undeveloped. For the purposes of this analysis, information is drawn from both the City of Rocklin General Plan Update EIR and the Granite Lakes Estates Draft Environmental Impact Report, located directly northeast of the proposed Vista Oaks site. The anticipated population of the proposed project was estimated using the number of proposed homes (100) and average household size in the City of Rocklin (2.6). Therefore, a population of 260 persons at project buildout is anticipated. In order to calculate the demand for water supply, a generation rate of 1,150 gallons per day (gpd) per dwelling unit is used. To calculate the generation of wastewater, a generation rate of 400 gallons average day demand was used. A generation rate of 1.26 tons per year per person was used to calculate the amount of solid waste generated by the proposed project.

### Water

The provision of potable water in the greater Sacramento area is an issue of considerable concern. In January 1999, the Sacramento City-County Office of Metropolitan Water Planning published the Draft Environment Impact Report for the Water Forum Agreement (WFA). The Water Forum EIR and the attendant Water Forum Action Plan outlined a program whereby water delivery could be supplied to area stakeholders through the year 2030. The City of Rocklin, as served by the Placer County Water Agency (PCWA), assumes that water will be delivered to the proposed project site in a manner consistent with the WFA.

The proposed Vista Oaks project would require approximately 115,000 gallons per day (gpd) to provide water for residential uses and landscaping. As identified in the City of Rocklin General Plan Update EIR, development under the General Plan would require expansion and extension to the City's water distribution system. New water transmission facilities would be required to serve development in areas not presently served by the water distribution system. The PCWA does not reserve treated water for prospective customers and makes commitments for service only upon execution of a pipeline extension or service order agreement and the payment of all fees required by PCWA. PCWA has indicated that sufficient raw water rights exist to meet the projected water demands of the Lower Zone 1 service area through the year 2011, including the City of Rocklin, its sphere of influence, and the Vista Oaks project site. In addition, the fees collected by PCWA are used to finance the expansion of treatment facilities in order to serve the proposed project. Therefore, impacts on the City's water supply, storage, treatment, and distribution system would be less-than-significant.

### Wastewater/Stormwater

The proposed Vista Oaks project would result in the production of approximately 40,000 gpd of wastewater. Sewer service is currently provided to Rocklin by the South Placer Municipal Utility District (SPMUD), which has indicated that the proposed project is eligible for sewer service (letter, Richard R. Stein, SPMUD Project Administrator, May 23, 2003), with wastewater treated at the Roseville Wastewater Treatment Plant. The Roseville Wastewater Treatment Plant presently serves the Dry Creek Basin consisting of Roseville, Rocklin, Loomis, and surrounding

areas. The plant discharges into Dry Creek under strict standards set forth by the Central Valley Water Quality Control Board.

A North Roseville-Rocklin Sewer Refunding District has been formed. The assessment district has constructed trunk lines and transmission mains and will construct pumping stations when needed. These improvements allow sewage to be transported to the Roseville treatment plant.

At buildout of the City of Rocklin General Plan, wastewater generation is estimated to be 18.5 million gallons per day, depending on the level of assumed residential, commercial, and industrial wastewater generation. The sewage flow, combined with that of the entire SPMUD service area, would exceed the current capacity of the Roseville Regional Wastewater Treatment Plant. However, because plans exist which would significantly expand the plant as necessary, and an option of constructing an additional plant would be constructed should the existing plant reach maximum development capacity, wastewater treatment is not expected to be a constraining factor to future development, including the proposed project. Additional wastewater transmission facilities would be required to serve the proposed project. The SPMUD collects hook-up fees from new developments. These fees are used to finance expansion of treatment facilities in order to serve new development. Upon payment of the fees, impacts on the SPMUD's sewage treatment facilities would therefore be less-than-significant.

### Solid Waste

Solid waste disposal in the City of Rocklin is within the jurisdiction of the Regional Land Fill Authority. Placer County and the cities of Roseville, Rocklin, and Lincoln formed the authority to plan and provide adequate disposal facilities for each of their jurisdictions. A site of approximately 800 acres is owned and operated by the Authority to meet its needs well into the future.

Buildout of the City of Rocklin General Plan, including the proposed Vista Oaks project, would increase the demand for solid waste collection and disposal services. The proposed project would result in the creation of approximately 126 tons of solid waste per year. The existing landfill site is expected to have capacity at least through 2030. The City of Rocklin, including the proposed project site, does comply with federal, state, and local statutes and regulations regarding solid waste. Solid waste collection fees are set by the City of Rocklin to fully cover the costs of waste collection and disposal. Fees are reviewed periodically to assure that they cover the costs of any additional equipment or personnel necessitated by development projects. Upon the payment of fees, the impact of the proposed Vista Oaks project on solid waste collection and disposal would be considered less-than-significant.

### **Highlands Parcel A**

Under existing conditions, utility services are minimal on the project site because the project site is undeveloped. For the purposes of this analysis, information is drawn from both the City of Rocklin General Plan Update EIR and the Granite Lakes Estates Draft Environmental Impact Report, located directly northeast of the proposed Highlands Parcel A site. The anticipated population of the proposed project was estimated using the number of proposed homes (20) and

average household size in the City of Rocklin (2.6). Therefore, a population of 52 persons at project buildout is anticipated. In order to calculate the demand for water supply, a generation rate of 1,150 gallons per day (gpd) per dwelling unit is used. To calculate the generation of wastewater, a generation rate of 400 gallons average day demand was used. A generation rate of 1.26 tons per year per person was used to calculate the amount of solid waste generated by the proposed project.

### Water

The proposed project would require approximately 23,000 gallons per day (gpd) to provide water for residential uses and landscaping. As identified in the City of Rocklin General Plan Update EIR, development under the General Plan would require expansion and extension to the City's water distribution system. New water transmission facilities would be required to serve development in areas not presently served by the water distribution system. The Placer County Water Agency (PCWA) does not reserve treated water for prospective customers and makes commitments for service only upon execution of a pipeline extension or service order agreement and the payment of all fees required by PCWA. PCWA has indicated that sufficient raw water rights exist to meet the projected water demands of the Lower Zone 1 service area through the year 2011, including the City of Rocklin, as well as its sphere of influence. The Rocklin General Plan designates the land use for the project site as Low Density Residential. The proposed project is consistent with the land use designation. Therefore, the density of the proposed project is included in the projected water demands, and the sufficient water rights exist to meet those demands. In addition, the fees collected by PCWA are used to finance the expansion of treatment facilities in order to serve the proposed project. Therefore, impacts on the City's water supply, storage, treatment, and distribution system would be less-than-significant.

### Drainage

Drainage currently exists on the project site via False Ravine that runs in a northwest direction at the western border of the site, in addition to drainages tributary to Secret Ravine. Natural drainage patterns have been incorporated and preserved into the project design as feasible. The project site is located within the Dry Creek watershed, and is subject to the design requirements of the recently adopted Dry Creek Watershed Flood Control Plan. The City of Rocklin policy currently requires new development to detain storm flows to predevelopment levels. However, in regard to this project, this policy would conflict with the Dry Creek Watershed Plan. Development typically produces an increase in storm water runoff, largely attributed to impervious surfaces. The Dry Creek Watershed regional plan employs a strategy that includes immediate release of storm water flows in some areas and detention of lows in others, resulting in a reduction of peak flows throughout the overall tributary. The development of the site would increase the percentage of impervious surface. The proposed grading of the site would create several flat benches that will slow down the runoff. Implementation of the proposed project is predicted to produce an increase in peak discharge volumes; therefore, the proposed project could have a potentially significant impact concerning drainage.

### Wastewater/Stormwater

The proposed Highlands Parcel A project would result in the production of approximately 8,000 gpd of wastewater. Sewer service is currently provided to Rocklin by the South Placer Municipal Utility District (SPMUD). The Roseville Wastewater Treatment Plant presently serves the Dry Creek Basin consisting of Roseville, Rocklin, Loomis, and surrounding areas. The plant discharges into Dry Creek under strict standards set forth by the Central Valley Water Quality Control Board.

A North Roseville-Rocklin sewer assessment district has been formed which includes the Sunset Industrial Park, the Stanford Ranch area, and several hundred acres to the north of Roseville. The assessment district has constructed trunk lines and transmission mains and will construct pumping stations when needed. These improvements allow sewage to be transported to the Roseville treatment plant.

At buildout of the City of Rocklin General Plan, wastewater generation is estimated to be 18.5 million gallons per day, depending on the level of assumed residential, commercial, and industrial wastewater generation. The sewage flow, combined with that of the entire SPMUD service area, would exceed the current capacity of the Roseville Regional Wastewater Treatment Plant. However, because plans exist which would significantly expand the plant as necessary, and option of constructing an additional plant exists should the existing plant reach maximum development capacity, wastewater treatment is not expected to be a constraining factor to future development, including the proposed project. Additional wastewater transmission facilities would be required to serve the proposed project. The SPMUD collects hook-up fees from new developments. These fees are used to finance expansion of treatment facilities in order to serve new development. Upon payment of the fees, impacts on the SPMUD's sewage treatment facilities would be less-than-significant.

### Solid Waste

Solid waste disposal in the City of Rocklin is within the jurisdiction of the Regional Land Fill Authority. Placer County and the cities of Roseville, Rocklin, and Lincoln formed the authority to plan and provide adequate disposal facilities for each of their jurisdictions. A site of approximately 800 acres is owned and operated by the Authority to meet its needs well into the future.

Buildout of the City of Rocklin General Plan, including the proposed Highlands Parcel A project, would increase the demand for solid waste collection and disposal services. The proposed project would result in the creation of approximately 66 tons of solid waste per year. The existing landfill site is expected to have capacity at least through 2030. The City of Rocklin, including the proposed project site, does comply with federal, state, and local statutes and regulations regarding solid waste. Solid waste collection fees are set by the City of Rocklin to fully cover the costs of waste collection and disposal. Fees are reviewed periodically to assure that they cover the costs of any additional equipment or personnel necessitated by development projects. Upon the payment of fees, the impact of the proposed Highlands Parcel A project on solid waste collection and disposal would be considered less-than-significant.

**Significance:**

- a,b. Less-than-significant
- c. Potentially significant (Highlands Parcel A).
- d-g. Less-than-significant.

<b>XVII. MANDATORY FINDINGS OF SIGNIFICANCE</b>		<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<b>×</b>		<b>6</b>	
b)	Does the project have impacts that are limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<b>×</b>			<b>6</b>
c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<b>×</b>			<b>6</b>

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

- a. The approval of the proposed projects could result in substantial, adverse effects regarding the quality of the environment, the reduction of fish or wildlife habitat, or cultural resources. The proposed project could, therefore, have potentially significant impacts, which will be analyzed in the EIR.
- b. The approval of the proposed projects could have impacts that are limited, but cumulatively considerable and would, therefore, have potentially significant impacts, which will be analyzed in the EIR.
- c. The approval of the proposed projects could have environmental effects which would cause substantial, adverse effects on human beings and would, therefore, have potentially significant impacts, which will be analyzed in the EIR.

**Conclusion:**

The proposed projects could result in adverse impacts to special status species, their associated habitat, and/or existing trees. The construction and development of the proposed projects could have a potentially significant effect on biological resources.

Construction activities, including grading, could generate a variety of pollutants that could impact nearby sensitive receptors, the most significant of which would be dust (PM<sub>10</sub>). Construction equipment would produce short-term combustion emissions, and asphalt materials used for streets and future driveways would produce pollutants during curing. In the long-term, vehicle trips to and from the project sites would generate Carbon Monoxide and ozone precursor emissions. The projects would also contribute to the non-attainment status of the local air basin.

The close proximity of the projects to I-80 could expose future residents to unacceptable noise levels. In addition, the occupancy of the proposed projects would increase traffic in the surrounding area, thereby increasing noise levels, which could be potentially significant to nearby residents. Furthermore, the construction of the proposed projects could have a potentially significant impact to nearby residents. Construction practices would generate noise levels in excess of normally acceptable standards established by the City of Rocklin Noise Compatibility Guidelines.

Construction activities for the proposed project include excavation in conjunction with new construction and placement of underground utilities which could disrupt, damage, or completely destroy buried items of archaeological significance. Likewise, new structures could be placed unknowingly over buried archaeological features, thus making discovery, identification, and ultimate preservation unlikely. The proposed projects could therefore have a potentially significant impact on historical or archaeological resources, unique paleontological resources or geologic features, and human remains.

The development of the proposed projects could potentially result in a significant increase in area traffic. In addition, access limitations of the proposed projects could have potentially significant impacts regarding increased hazards due to design features or incompatibility uses. The access limitations could also result in potentially significant impacts due to inadequate emergency access.

The above potentially significant impacts will be analyzed in the EIR.

**Significance:**

a-c. Potentially significant.

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